

PLANNING APPROVAL,
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT

Date: MAY 18, 2006

<u>NAME</u>	St. Luke Baptist Church
<u>LOCATION</u>	751 Texas Street (Southeast corner of Texas Street and South Bayou Street)
<u>CITY COUNCIL DISTRICT</u>	District 2
<u>PRESENT ZONING</u>	R-3, Multi-Family Residential
<u>AREA OF PROPERTY</u>	1.2 acres \pm
<u>CONTEMPLATED USE</u>	Planning Approval to allow the expansion of an existing church in an R-3, Multi-Family Residential District to include new restroom facilities and a fellowship hall, Planned Unit Development Approval to allow multiple buildings on a single building site, and creation of a 1 lot Subdivision.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Stormwater detention will be required for all impervious surfaces added since implementation of the COM Stormwater Ordinance (1983). The minimum finished floor elevation and the delineation between FEMA Flood zones x-shaded and AE will be required on the lot prior to final approval. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

URBAN FORESTRY**COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Preservation status is to be given to the 45" Live Oak Tree located on the North West side of the existing church building. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

FIRE DEPARTMENT**COMMENTS**

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

REMARKS

The applicant is requesting Planning Approval, Planned Unit Development, and Subdivision Approvals to allow the expansion of an existing church in an R-3, Multi-Family Residential District to include new restroom facilities and a fellowship hall, multiple buildings on a single building site, and the creation of a one-lot subdivision. Churches and their accessory uses are allowed with Planning Approval in an R-3, Multi-Family Residential District.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

It should be noted that PUD and Planning Approval are site plan specific, thus any changes to the site plan must be approved by the Planning Commission.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the

minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site fronts onto Texas Street to the North and South Bayou Street to the West, both minor streets with adequate rights-of-way. East, North and West of the site are apartments located in an R-3 district. Northeast of the site are single family homes located in an R-1, Single-Family Residential District.

Access to the church site is via three existing curb-cuts: one onto Texas Street and two onto South Bayou Street. No new curb-cuts are proposed as part of this application, however, the site should be limited to the existing curb-cuts. The existing parking area will be striped to depict the 51 parking spaces required for the 204-seat church.

The proposed new construction includes the addition of restroom facilities to the existing church, and the construction of a new fellowship hall behind the existing church. The existing church structure does not comply with the 25-foot minimum building setback line, however, the restroom addition and the proposed fellowship hall will comply with all setback requirements.

Landscape areas depicted on the site plan, where they are adjacent to the parking area, and the sidewalk must be protected from vehicular traffic in the parking area. Provision of a concrete curb where new asphalt is provided or concrete wheel stops (with rebar anchors) adjacent to proposed trees, existing protected trees, and the sidewalk should be provided. A sidewalk must be provided from the handicap parking area to the nearest handicap accessible entrance, therefore the site plan should be revised to depict the sidewalk.

Section 64-6. of the Zoning Ordinance requires that lighting be provided for off-street parking facilities containing more than ten spaces, if the parking facilities will be used after dark. Due to problems related to previous approvals of a similar nature regarding church parking areas in residential districts, additional information regarding lighting for the parking area will be required. If lighting of the building or parking area is proposed, the lighting must fully comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance; specifically, lighting for the site should be designed and placed so that it does not shine onto residential properties (use of “full cut-off” fixtures). The site plan should be revised to depict the location of proposed exterior light fixtures, and specification sheets should be provided regarding the proposed lighting fixtures.

Because the site abuts residential uses to the East and South, a protection buffer in conformance with Section 64-4.D. is required. The required protection buffer may be a 10-foot wide planting strip or a six (6) feet high privacy fence (except for the portion of the fence within the 25-foot setback line, which can only be 3-feet tall). The site plan should be revised to depict the required protection buffer.

Per the Engineering Department comments, on-site stormwater detention may be required. The site plan must be revised to depict any required stormwater detention facilities. A portion of the site appears to be located in the 100-year floodzone as indicated on FEMA maps, thus the Engineering Department is requiring that the applicant revise the site plan and plat to delineate

the floodzone boundaries. Furthermore, the site appears to be located in an area subject to hurricane-related storm surges.

A 40-foot wide drainage and utility easement extends across the Southwest corner of the site. No permanent structures such as buildings are allowed within drainage and utility easements, thus a note should be placed on the site plan and plat stating such.

Finally, there is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. If the applicant utilizes a dumpster, the location of the storage area for the dumpster must be indicated on the site plan, and the location and required screening must comply Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

RECOMMENDATION

Planning Approval: The request is recommended for Holdover until the June 15th meeting of the Planning Commission to allow the applicant to revise the site plan as follows: 1) depiction of the curbing or wheel stop protection for landscape, protected tree and sidewalk areas adjacent to the parking lot; 2) depiction of a sidewalk leading from the handicap parking spaces to the nearest handicap accessible entrance; 3) depiction of any lighting proposed for the parking area or new structures, and the provision of information regarding the lighting fixtures and lighting patterns; 4) depiction of the required protection buffer; 5) depiction of any required stormwater detention facilities, flood zones and finished floor elevations – consult with City Engineering as necessary; 6) depiction of a dumpster or waste storage facility, if proposed; 7) depiction on the site plan of the drainage and utility easement located on the East side of the property, as shown on the plat; 8) placement of a note on the site plan / plat stating that the site is limited to the existing curb-cuts; 9) placement of a note on the site plan / plat stating that no permanent structures may be built within the drainage and utility easements; and 10) placement of a note on the site plan stating that preservation status is to be given to the 45” Live Oak Tree located on the North West side of the existing church building; any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Planned Unit Development: The request is recommended for Holdover until the June 15th meeting of the Planning Commission to allow the applicant to revise the site plan as follows: 1) depiction of the curbing or wheel stop protection for landscape, protected tree and sidewalk areas adjacent to the parking lot; 2) depiction of a sidewalk leading from the handicap parking spaces to the nearest handicap accessible entrance; 3) depiction of any lighting proposed for the parking area or new structures, and the provision of information regarding the lighting fixtures and lighting patterns; 4) depiction of the required protection buffer; 5) depiction of any required stormwater detention facilities, flood zones and finished floor elevations – consult with City Engineering as necessary; 6) depiction of a dumpster or waste storage facility, if proposed; 7) depiction on the site plan of the drainage and utility easement located on the East side of the property, as shown on the plat; 8) placement of a note on the site plan / plat stating that the site is limited to the existing curb-cuts; 9) placement of a note on the site plan / plat stating that no permanent structures may be built within the drainage and utility easements; and 10) placement of a note on the site plan stating that preservation status is to be given to the 45” Live Oak Tree located on the North West side of the existing church

building; any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Subdivision: The Subdivision request is recommended for Holdover until the June 15th meeting of the Planning Commission to allow the application to be considered with the Planning Approval and PUD requests, and to allow the applicant to revise the plat to include the following: 1) a note stating that the site is limited to the existing curb-cuts; 2) delineation of flood zones on the site, per Engineering requirements; 3) notation of required finished floor elevations, per Engineering requirements; and 4) a note stating that no permanent structures may be built within the drainage and utility easements.

Revised for the June 15th meeting:

The applicant submitted a revised site plan depicting the requested items, and including the following notes:

- 1. The site will have curbside trash pickup.*
- 2. The site is limited to the existing curb cuts only.*
- 3. No permanent structures may be built within drainage and utility easements.*
- 4. Any work performed under or near existing 45" diameter Live Oak to be coordinated with Urban Forestry representative David Daughenbaugh.*
- 5. All new parking lot lighting will be properly shielded from adjacent residential property.*
- 6. Storm water detention to be provided in accordance with City of Mobile ordinance. Exact location to be determined in final design.*

As revised, the site plan addresses the identified concerns regarding the proposed improvements.

RECOMMENDATION

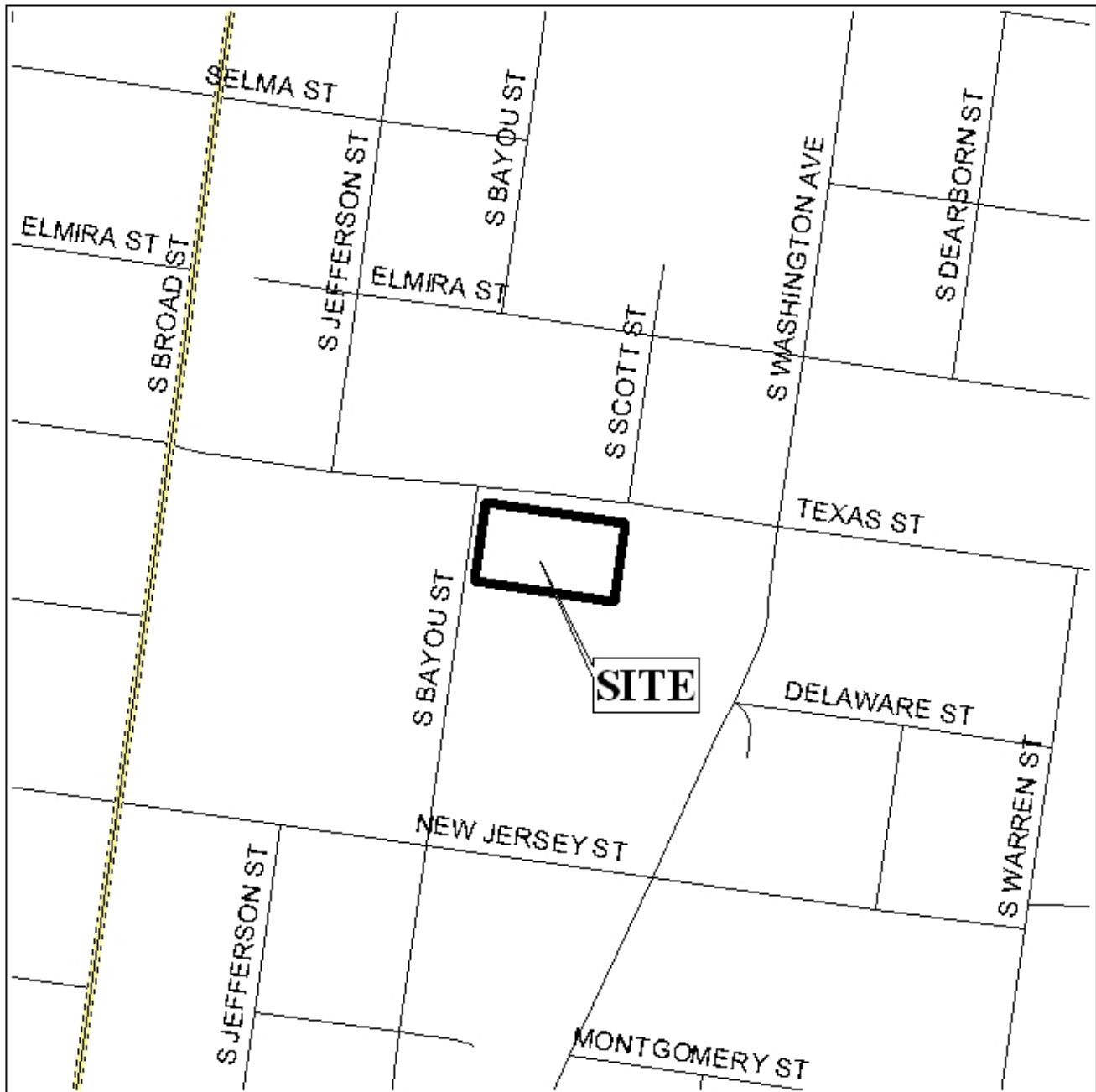
Planning Approval: *The request is recommended for Approval, subject to the following conditions: 1) depiction of stormwater detention, if required by City Engineering; 2) revision of note # 4 to read: "Preservation status is given to the 45-inch Live Oak Tree located on the Northwest side of the existing church building; any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger," and retaining of notes # 1-3, and 5-6, as depicted on the revised site plan; 3) completion of the Subdivision process; 4) full compliance with all other municipal codes and ordinances; and 5) provision of the revised site plan (depicting stormwater detention – if required – and revised note #4) to Urban Development.*

Planned Unit Development: *The request is recommended for Approval, subject to the following conditions: 1) depiction of stormwater detention, if required by City Engineering; 2) revision of note # 4 to read: "Preservation status is given to the 45-inch Live Oak Tree located on the Northwest side of the existing church building; any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger," and retaining of notes # 1-3, and 5-6, as depicted on the revised site plan; 3) completion of the Subdivision process; 4) full*

compliance with all other municipal codes and ordinances; and 5) provision of the revised site plan (depicting stormwater detention – if required – and revised note #4) to Urban Development.

Subdivision: *The Subdivision request is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the plat stating that the site is limited to the existing curb-cuts; 2) delineation of flood zones on the plat, per Engineering requirements; 3) notation of required finished floor elevations on the plat, per Engineering requirements; 4) placement of a note on the plat stating that no permanent structures may be built within the drainage and utility easements; and 5) full compliance with all other municipal codes and ordinances.*

LOCATOR MAP



APPLICATION NUMBER Holdover DATE June 15, 2006
APPLICANT St. Luke Baptist Church
REQUEST Planning Approval, Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by multiple family residential dwellings,
with single family residential dwellings to east of the site.

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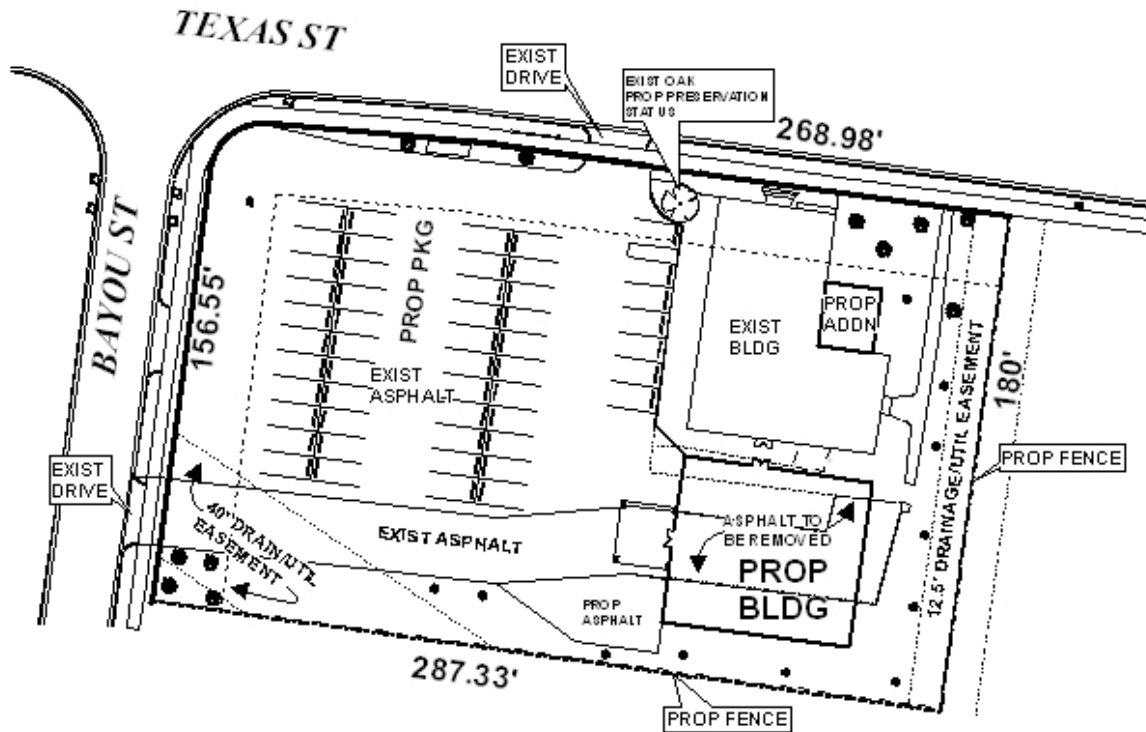
REQUEST Planning Approval, Planned Unit Development, Subdivision

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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SITE PLAN



The site is located on the Southeast corner of Texas Street and South Bayou Street. The plan illustrates the existing structure and parking along with the proposed building, addition and drive.

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