

**PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: July 24, 2008

DEVELOPMENT NAME

Amity Missionary Baptist Church

LOCATION

2451 St. Stephens Road
(South side of St. Stephens Road, extending from Strange Avenue to Como Street, and Southwest corner of St. Stephens Road and Como Street)

SUBDIVISION NAME

Amity Missionary Baptist Church Subdivision (*pending*)

**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

R-1, Single-Family Residential, and B-2, Neighborhood Business Districts (*rezoning to B-2 for entire site was approved by the Planning Commission at its July 10th meeting*)

AREA OF PROPERTY

2 Lots / 1.2 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow off site parking for a proposed church.

**TIME SCHEDULE
FOR DEVELOPMENT**

No timeframe provided

**ENGINEERING
COMMENTS**

Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement, a private drainage easement or providing detention for a 100 year storm event with a two year release rate per the revised COM Storm Water Ordinance. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

**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).

FIRE DEPARTMENT**COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code.

REMARKS

The applicant is requesting Planned Unit Development Approval to allow off site parking for a proposed church.

The applicant intends to construct a church containing 228 seats in the sanctuary, and 27 seats in the choir. The church will have a ground floor area of 7,500 square feet. Parking for the church, which is based upon 1 space per 4 sanctuary (and choir) seats, will be provided on the church site as well as across Como Street. Thirty-six (36) of the required parking spaces will be provided on the church site, while twenty-seven (27) spaces will be provided in the lot across Como Street.

The applicant received Subdivision approval to create two lots and Zoning approval to resolve a split-zone condition at the July 10, 2008 meeting of the Planning Commission, and received approval for 63 instead of the required 64 parking spaces from the Board of Zoning Adjustment at its July 7, 2008 meeting. This application will tie the two lots together into a single development unit via the PUD in order to ensure adequate and proximate parking for the proposed church.

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.

The site is currently vacant, and is bounded to the South, East and Northeast by residences, a church and vacant properties in an R-1 district, and to the Northwest and West by residences, vacant properties and businesses in a B-2 district.

The site fronts onto St. Stephen's Road, a proposed major street, and onto Como and Strange Streets, both minor streets, however the right-of-way for Como is only 40-feet in width, which is below the minimum 50-feet normally required for minor streets. It appears that many streets in the vicinity have 40-foot right-of-ways. Dedication along Como Street is depicted to provide a sidewalk on the West side of the street, which will serve as a stand-alone parking area for the church, as was required by the Subdivision approval. Dedication is also depicted on the East side of Como Street, at the Southeast corner where Como Street meets St. Stephen's Road, as required by the Subdivision approval. The 25-foot minimum building setback line from all dedicated rights-of-way should be depicted on the site plan for both lots.

Regarding St. Stephen's Road, the Major Street Plan component of the Comprehensive Plan lists St. Stephen's as a link in the proposed *Congress-Donald Street-Moffett Road* connection, and it is further stated in the plan that the *"existing right-of-way for St. Stephen's Road will be*

utilized.” St. Stephen’s Road has a 60-foot wide right-of-way at this location, and based upon the previous sentence, no additional right-of-way will be required.

As St. Stephen’s Road is a proposed major street, with a fairly narrow right-of-way, and as the site abuts two minor streets that primarily serve existing residences, access management is a concern. The applicant is proposing one curb-cut for proposed Lot 1 onto Como Street, and one curb-cut for Lot 2 onto Como Street and one curb-cut onto Strange Avenue. No curb-cuts are proposed onto St. Stephen’s Road. The size, design and location of all curb-cuts must be approved by Traffic Engineering and conform to AASHTO standards.

The site will abut residential zones to the South, thus a vegetative buffer or fence in compliance with Section 64-4.D.1. of the Zoning Ordinance will be required. The site plan should be modified to reflect either a fence or 10-foot wide vegetative buffer.

Regarding tree and landscape compliance, the site plan should be revised to label each lot with its size in square feet, after right-of-way dedication, and tree and landscape calculations should be calculated for each lot individually, including the break-out for frontage trees and frontage landscape areas.

Parking areas for the sites should comply with the screening requirements of Section 64-6.A.3.i. of the Zoning Ordinance, where adjacent to residential districts. Additionally, any lighting of the sites and parking areas must comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

If a dumpster will be provided for the church, it should be depicted on the site plan, or a note should be placed on the plan stating that no dumpster will be utilized.

Finally, the geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

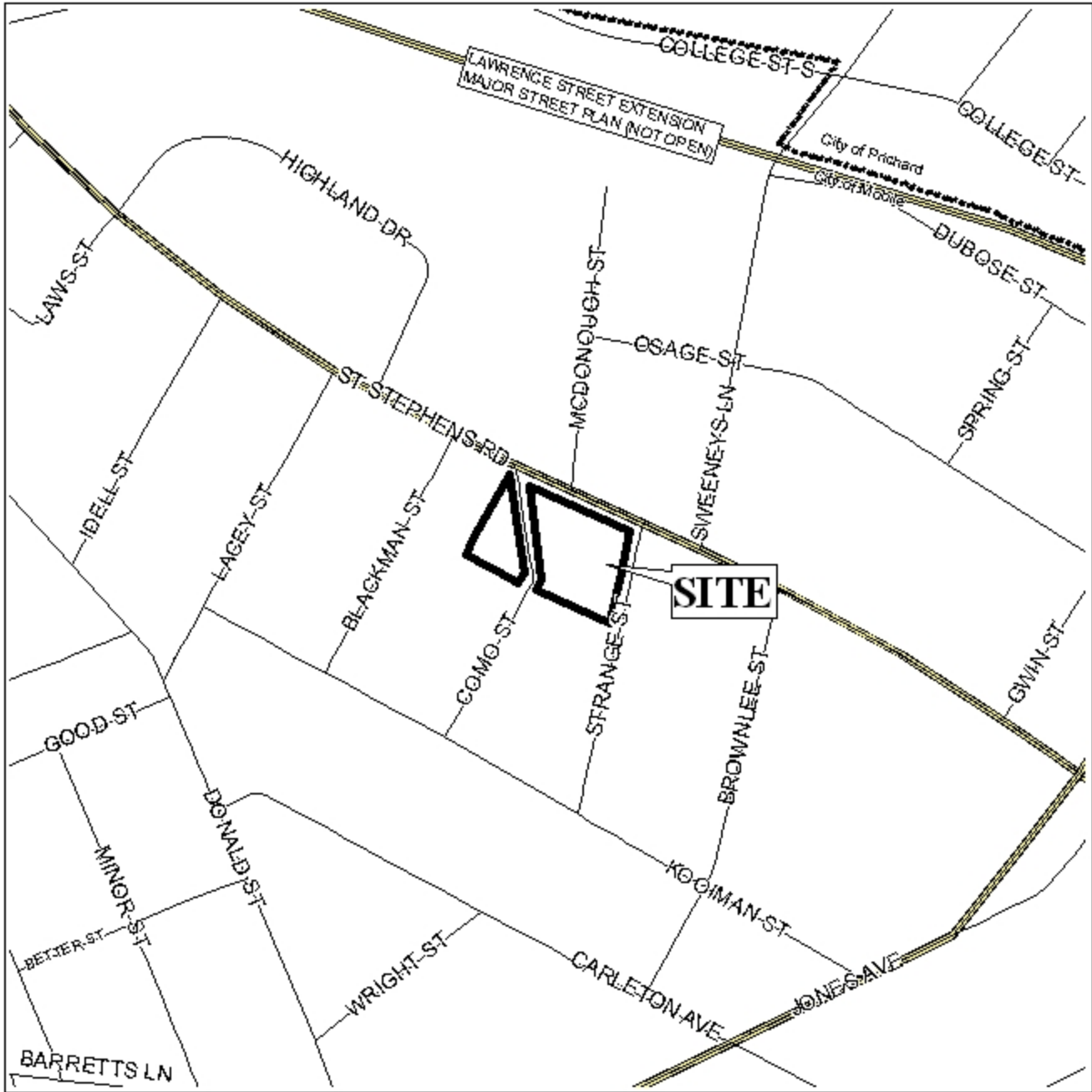
RECOMMENDATION

Planned Unit Development: Based upon the preceding, the PUD request is recommended for Approval subject to the following conditions:

- 1) Limited to the provided site plan, as revised per this approval;
- 2) Provision of a 6-foot high wooden privacy fence in compliance with Section 64-4.D.1. of the Zoning Ordinance, except within the required 25-foot minimum building setback (where the fence shall be 3-feet high);
- 3) Compliance with parking area screening requirements of Section 64-6.A.3.i. of the Zoning Ordinance;
- 4) Compliance with the site and parking area lighting requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;
- 5) Compliance with the tree and landscaping requirements of the Zoning Ordinance, and revision of the site plan to break-out the tree and landscape area information for each lot separately;

- 6) Revision of the site plan to label each lot with its size in square feet, reflecting dedication required by the Subdivision approval;
- 7) Depiction and labeling of the 25-foot minimum building setback line from all streets, including the setback line along Como Street to reflect dedication;
- 8) Revision of the site plan to depict a dumpster, if one will be used, or placement of a note stating that no dumpster will be utilized;
- 9) Placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 10) Provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat; and
- 11) Full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 17 DATE July 24, 2008

APPLICANT Amity Missionary Baptist Church

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use

APPLICATION NUMBER 17 DATE July 24, 2008

APPLICANT Amity Missionary Baptist Church

REQUEST Planned Unit Development

LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS



**PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING**



The site is surrounded by miscellaneous land use

APPLICATION NUMBER 17 DATE July 24, 2008

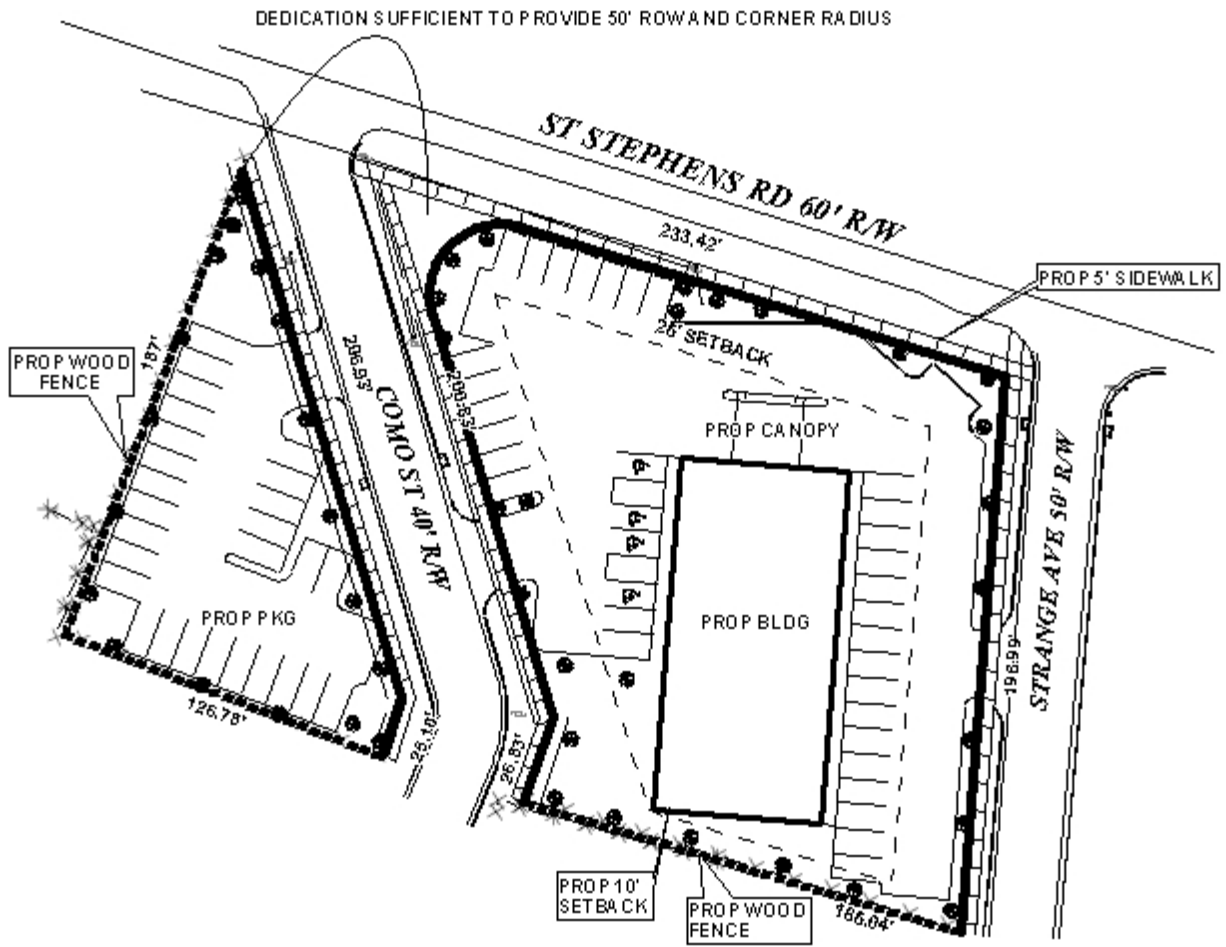
APPLICANT Amity Missionary Baptist Church

REQUEST Planned Unit Development



NTS

SITE PLAN



The site plan illustrates the proposed building, parking, and sidewalks

APPLICATION NUMBER 17 DATE July 24, 2008

APPLICANT Amity Missionary Baptist Church

REQUEST Planned Unit Development



NTS