

**PLANNING APPROVAL,
PLANNED UNIT DEVELOPMENT,
& SUBDIVISION STAFF REPORT**

Date: December 6, 2007

DEVELOPMENT NAME Gospel Lighthouse Holiness Church

SUBDIVISION NAME Gospel Lighthouse Subdivision

LOCATION 7727 Old Shell Road
(South side of Old Shell Road, extending from Harding Boulevard [unopened public right-of-way] to Fifth Avenue [unopened public right-of-way])

CITY COUNCIL DISTRICT City Council District 7

PRESENT ZONING DISTRICT R-1, Single-Family Residential

AREA OF PROPERTY 1 lot / 1.2± acres

CONTEMPLATED USE Planning Approval to allow the construction of a fellowship hall and new parking lot at an existing church in an R-1, Single-Family Residential District, Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision Approval to combine several legal lots of record into one lot.

TIME SCHEDULE FOR DEVELOPMENT None Given

ENGINEERING Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since annexation 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. Eliminate the parallel parking space which abuts head in parking stalls. The painted island shown on the southeast side of the church should be changed to a concrete island with a raised curb.

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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is requesting Planning Approval to allow the construction of a fellowship hall and new parking lot at an existing church in an R-1, Single-Family Residential District, Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision Approval to combine several legal lots of record into one. The site is located in Council District 7, and according to the applicant is served by city water and an individual septic system.

The site fronts Old Shell Road to the North, a major street with 60' of right-of-way. The Major Street Plan requires 100' of right-of-way for major streets; thus, the plat should be revised to provide a minimum of 50' as measured from the centerline of Old Shell Road. The site also fronts two unopened minor street rights-of-way: 5th Avenue (40' right-of-way) to the West and Harding Boulevard (60' right-of-way) to the East. Since these streets could possibly be constructed in the future, the applicant should revise the plat to dedicate a minimum of 25' from the centerline of 5th Avenue.

As illustrated on the plat, the site has approximately 229, 224, and 303' of frontage on 5th Avenue, Old Shell Road, and Harding Boulevard respectively. The site plan illustrates one existing curb cut to Old Shell Road; and, since the location of the existing building precludes a second curb cut, the site should be limited to the existing curb cut to Old Shell Road. Furthermore, since the surrounding area is residential, and as a means of access management, the site should also be limited to one curb cut to both 5th Avenue and Harding Boulevard, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.

The minimum building setback lines are not illustrated on the plat and should be addressed prior to signing the final plat.

As proposed, the site does not reflect adequate radii where Old Shell Road intersects 5th Avenue and Harding Boulevard. However, since 5th Avenue and Harding Boulevard are not opened, it would be impractical to require the dedication at this time. Therefore, a note should be placed on the final plat stating that if these streets are ever constructed, then adequate radii will be provided to comply Section V.B.16. of the Subdivision Regulations.

The plat meets the minimum size requirement for developments with access to public water and individual septic systems. However, it is requested that the applicant revise the preliminary plat

to label the lot with its size in square feet, or provide a table on the plat with the same information.

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.

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. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

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. Planned Unit Development Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planned Unit Development Approval.

Before staff can perform an adequate review of this site, important issues need to be addressed. First, after dedication for Old Shell Road and 5th Avenue, the site plan will be greatly affected, as landscaping, trees, parking, and the existing church will be placed in the right-of-way. Second, no information is provided regarding the square footages of the existing structures. Without these measurements, staff is unable to determine if the proposed addition will require tree and landscape compliance.

Other issues relating to the proposal include:

- 1) the new development may result in a need for storm water detention. If a storm water detention pond significantly changes the PUD and Planning Approval site plans, new plans and applications should be submitted to depict the required detention;
- 2) there is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. The location of the storage area for the dumpster must be illustrated on the site plan and labeled, and the location and required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations;
- 3) provision of buffering for residentially zoned properties adjacent to the site, including shielding and directing lighting of parking facilities away from those residentially zoned properties; and

- 4) the plat should be revised to illustrate a sidewalk along Old Shell Road, or the applicant should request a sidewalk waiver. The applicant should also place a note on the site plan stating that if 5th Avenue and Harding Boulevard are ever developed, sidewalks will be constructed, or waivers will be requested.

RECOMMENDATION

Subdivision: Based upon the preceding, it is recommended that this application be held over to allow the applicant to address the following:

- 1) dedication of sufficient right-of-way to provide a minimum 50' from the centerline of Old Shell Road;
- 2) dedication of sufficient right-of-way to provide a minimum 25' as measured from the centerline of 5th Avenue;
- 3) placement of a note on the final plat stating that the subdivision is limited to the existing curb cut to Old Shell Road;
- 4) placement of a note on the final plat stating that the subdivision is limited to one curb-cuts to 5th Avenue and Harding Boulevard, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) depiction of the 25' minimum building setback line from each street right-of-way;
- 6) placement of a note stating that if and when 5th Avenue and Harding Boulevard are constructed, adequate radii, in compliance with Section V.B.16. of the Subdivision Regulations, will be provided;
- 7) labeling of the lot with its size in square feet, or the provision a table on the plat with the same information;
- 8) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 9) subject to Engineering comments: *(Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since annexation 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).*

Planned Unit Development: Based upon the preceding, it is recommended that this application be held over until the August 21st meeting to allow the applicant to address the following:

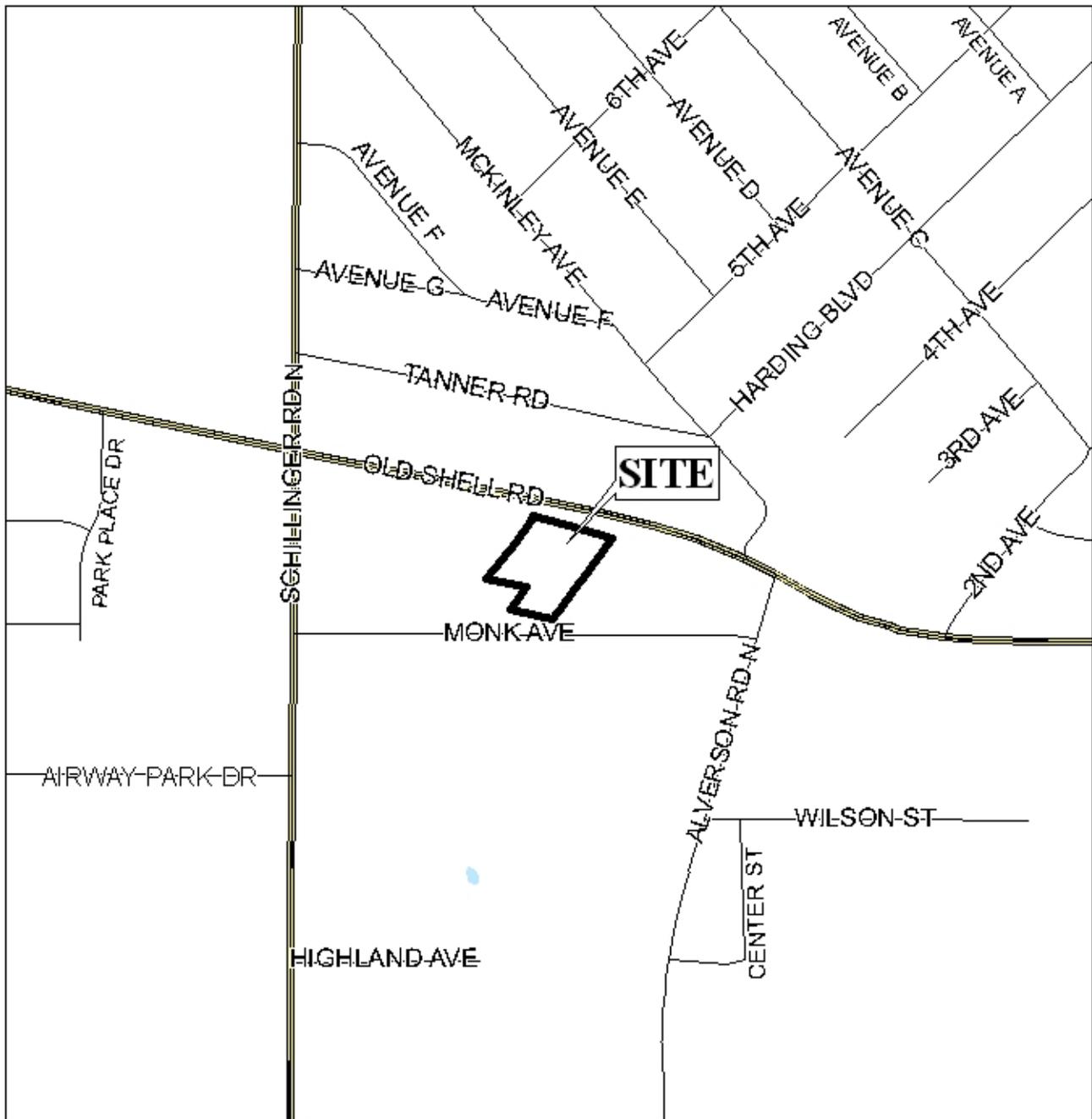
- 1) dedication of sufficient right-of-way to provide a minimum 50' from the centerline of Old Shell Road;
- 2) dedication of sufficient right-of-way to provide a minimum 25' as measured from the centerline of 5th Avenue;
- 3) revision of the site plan to illustrate square footages of all existing and proposed buildings;
- 4) depiction of the 25' minimum building setback line from each street right-of-way;

- 5) placement of a note on the site plan stating that if and when 5th Avenue and Harding Boulevard are constructed, adequate radii, in compliance with Section V.B.16. of the Subdivision Regulations, will be provided;
- 6) provision of storm water detention, if needed;
- 7) provision of a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 8) provision of buffering for residentially zoned properties adjacent to the site, including shielding and directing lighting of parking facilities away from those residentially zoned properties;
- 9) revision of the site plan to illustrate a sidewalk along Old Shell, or the applicant should request a Sidewalk Waiver;
- 10) placement of a note on the site plan stating that if and when 5th Avenue and Harding Boulevard are ever developed, sidewalks will be constructed, or waivers will be requested;
- 11) provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development by no later than August 7th; and
- 12) placement of a note on the site plan stating that the site will be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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- 2) dedication of sufficient right-of-way to provide a minimum 25' as measured from the centerline of 5th Avenue;
- 3) revision of the site plan to illustrate square footages of all existing and proposed buildings;
- 4) depiction of the 25' minimum building setback line from each street right-of-way;
- 5) placement of a note on the site plan stating that if and when 5th Avenue and Harding Boulevard are constructed, adequate radii, in compliance with Section V.B.16. of the Subdivision Regulations, will be provided;
- 6) provision of storm water detention, if needed;
- 7) provision of a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 8) provision of buffering for residentially zoned properties adjacent to the site, including shielding and directing lighting of parking facilities away from those residentially zoned properties;
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LOCATOR MAP



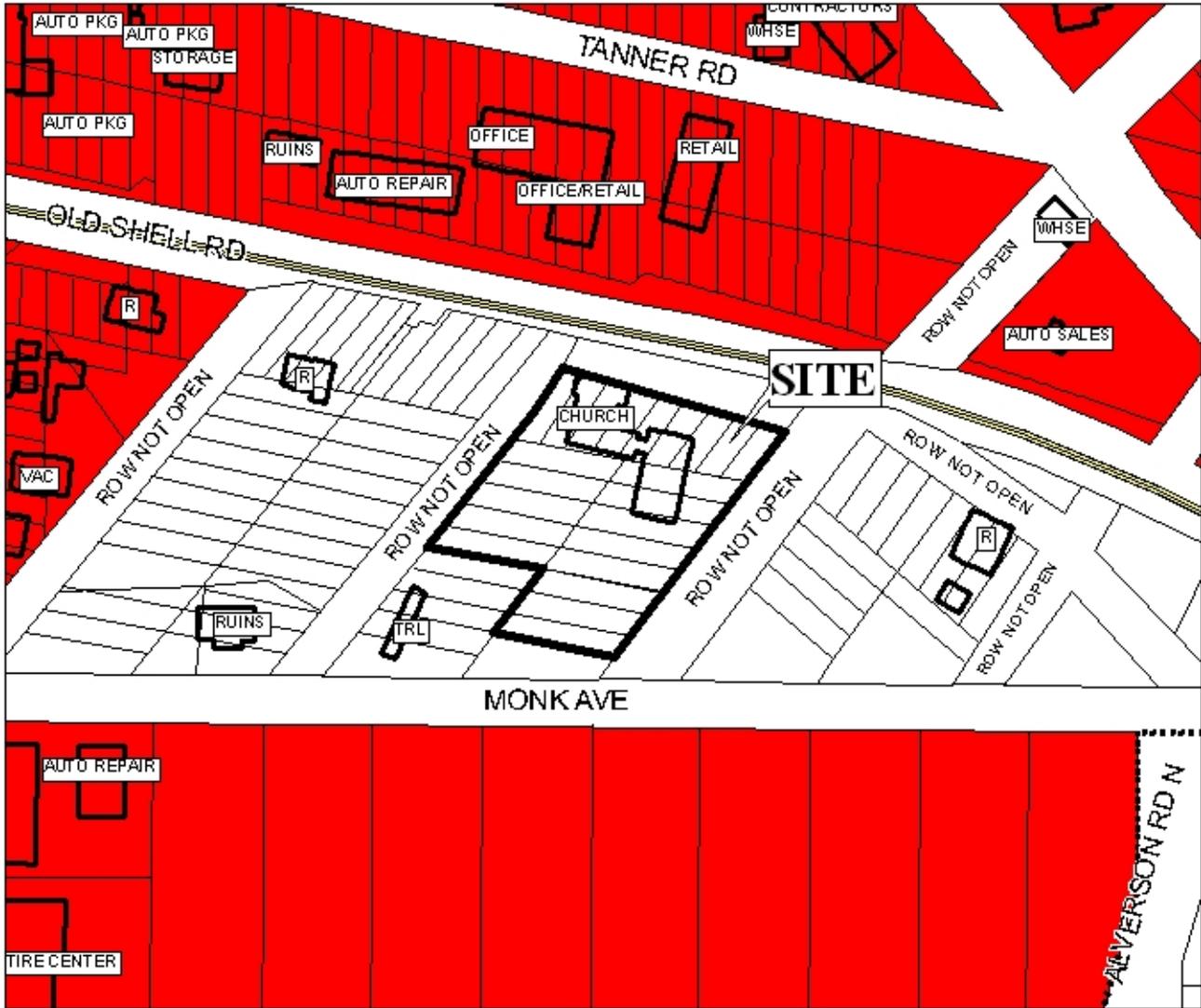
APPLICATION NUMBER 21,22,& 23 DATE July 24, 2008

APPLICANT Gospel Lighthouse Holiness Church

REQUEST Subdivision, Planning Approval, Planned Unit Development

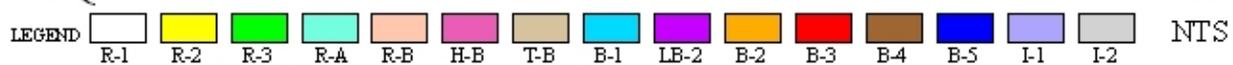


PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

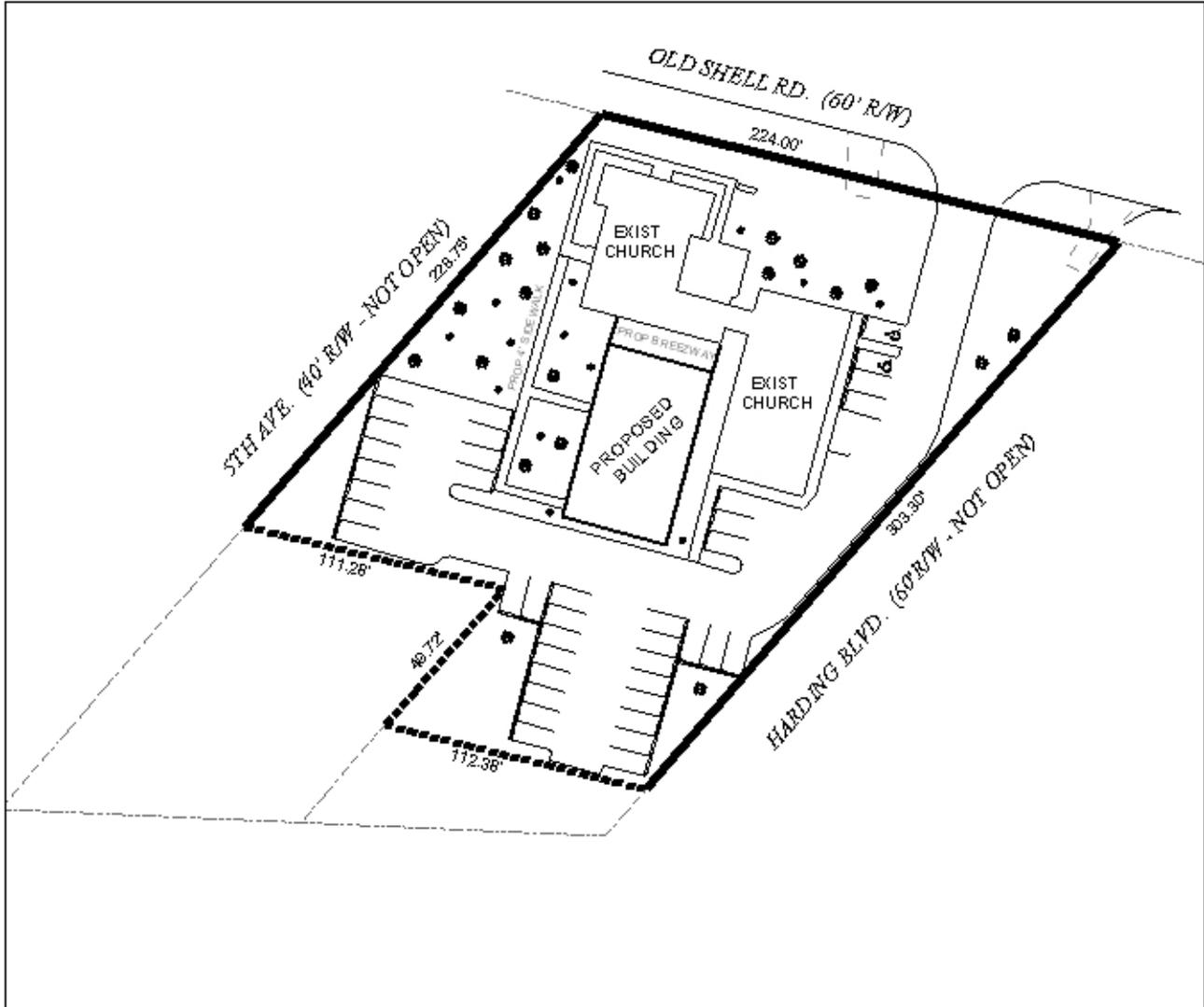


There are single family residential units to the east and west of the site, offices to the north, and a trailer to the south.

APPLICATION NUMBER 21,22,& 23 DATE July 24, 2008
 APPLICANT Gospel Lighthouse Church
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SITE PLAN



The site plan illustrates the existing and proposed sidewalks and buildings, parking and acquired right of way.

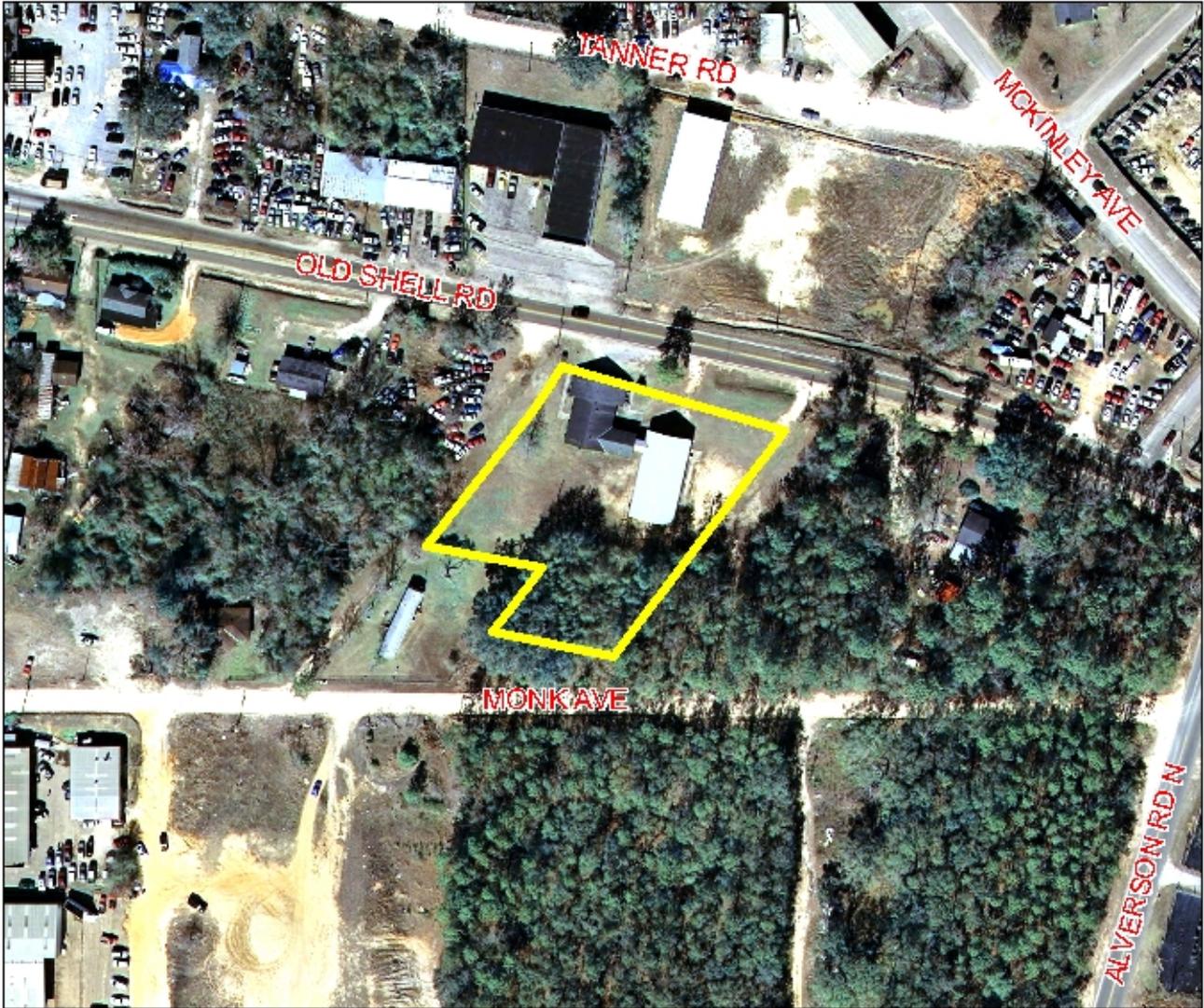
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**PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING**



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