

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: March 9, 2017****DEVELOPMENT NAME**

St. Luke's Episcopal Upper School

LOCATION1400 South University Avenue
(South side of University Boulevard, 490'± East of Grelot Road)**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-1, Buffer Business

AREA OF PROPERTY

1 lot/30.0± Acres

CONTEMPLATED USE

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and Planning Approval to amend a previously approved Planning Approval to allow new lighting for the athletic area, new stationary and moveable bleachers, and a press box at an existing school in a B-1, Buffer Business District.

**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

ENGINEERING**COMMENTS****Planned Unit Development and Planning Approval:****ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:**

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location and design are subject to the approved PUD for this site, shall be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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).

Due to the existing structural conditions of the 50" Live Oak Tree located in the proposed baseball field and the 60" Live Oak Tree located in the proposed softball field, Urban Forestry is not requesting Preservation Status for the trees.

Urban Forestry recommends the requirement of a 20 foot vegetative buffer along the South property line. Said vegetative buffer shall comply with protection buffers; screen planting of the Zoning Ordinance Section 64.4.D. Planting of the vegetative buffer shall be coordinated with the Planning and Zoning.

FIRE DEPARTMENT**COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).

REMARKS

The applicant is seeking Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and Planning Approval to amend a previously approved Planning Approval to allow new lighting for the athletic area, new stationary and moveable bleachers, and a press box at an existing school in a B-1, Buffer Business District.

This site was most recently approved by the Planning Commission at its September 17, 2009 meeting. The applicant proposed an addition of a new baseball, softball, and football fields, moveable bleachers and a ground maintenance storage building. The applicant is now proposing the construction of lights around an existing athletic field to allow night use, new stationary and moveable bleachers, and a press box. It should be pointed out the site plan also illustrates hatched lines as "future gym, future parking, and future basketball courts". However these items are identified as future projects; therefore, are not included for review in the Planned Unit Development and Planning Approval applications.

The site is bounded to the North by South University Boulevard, West by undeveloped B-3 within the first 535± feet, East by an office building in a B-3 district and to the South by residences in an R-1, Single-Family Residential district. It should be noted that the majority of the site to the West, South and East is adjacent to residential dwellings in an R-1, Single-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 hazards, and to determine if the proposal is in harmony with the orderly and appropriate development of the district. It is very important to note that the Planning Approval review is **site plan specific**; therefore, any future changes to the site plans, as approved, by current or future applicants must be submitted for Planning Approval review.

As stated in Section 64-5. of the Zoning Ordinance, 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. PUD approval is site plan specific, thus any changes to the site plan must be approved by the Planning Commission.

Access management is a concern due to the presence of a major street and the number of existing curb cuts; however, any changes to the existing number, size or location of curb cuts should be approved by Traffic Engineering and conform to AASHTO standards.

The (PUD) approval is required due to the amendment to the master plan (PUD) to allow multiple buildings on a single building site. Additionally Planned Unit Developments are intended to encourage the unified development of land that is suitable in size, location and character for the uses of the proposed buildings. There are several objectives of Planned Unit Development (PUD) approval, such as: 1) to incorporate creative design to encourage innovative and diversified design in building form and site development; 2) to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under the district regulations; 3) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment; 4) to preserve and protect as urban amenities the natural features and characteristics of the land; 5) to encourage the provision of common open space through efficient site design; and 6) to encourage optimum use of available public utilities, streets and common facilities.

The site plan depicts the four newly proposed light poles located along all four corners of the football/ soccer field. The applicant states that the field will be utilized August through November between two and four nights per week for a five to eight week period, and from February to April two to four nights per week for seven weeks. The hours for both seasons have been determined to be from 5:00 pm to 9:30 pm. Based on the fact the football/ soccer field will be illuminated and used for after-hour activities a 20-foot vegetative buffer in compliance with Section 64-4.E. of the Zoning Ordinance will be required along perimeter of the property where

the field abuts the residential property. After reviewing the photometric plan, it appears that the lighting exceeds the required 0.2 foot candle limit where the site abuts residential property along the eastern boundary of the site. A revised photometric plan in compliance with Sections 64-4.A.2 and 64-6.A.8 of the Zoning Ordinance will be required, thus the applications should be heldover.

It should be pointed out; the narrative provided by the applicant does not specifically mention the proposed 500 stationary bleachers and the 500 movable bleachers or the press box; however staff was able to determine the additions based on additional informational packages regarding bleachers submitted with the application. Staff can not confirm that there will be speakers or amplified sound associated with the press box but due to the close proximity of the adjacent residentially utilized properties, staff would recommend that the applicants review the requirements for the City's noise ordinance and verify that the sound will be within a reasonable volume level. The application should also state if a public address system is propose with these improvements.

As mentioned previously the site plan illustrates a "future gymnasium, future parking, and basketball courts". A separate Planned Unit Development (PUD)/Planning Approval application will be required for these additions.

Regarding compliance with the tree and landscape requirements of the Zoning Ordinance, there are no substantial changes being made to the site that would trigger additional tree and landscaping requirements for the entire site at this time. The site must continue to maintain the approved tree and landscaping requirements from previous approvals.

RECOMMENDATION

Planned Unit Development: Based on the preceding, the application is recommended for Holdover, until April 6, 2017 with revisions due by March 20, 2017 to allow for the following:

1. submission of a revised photometric plan in compliance with Sections 64-4.A.2 and 64-6.A.8 of the Zoning Ordinance, showing foot candle levels not exceeding 0.2 foot candles at the Eastern property line; and
2. verification regarding if a public address system is proposed.

Planning Approval: Based on the preceding, the application is recommended for Holdover, until April 6, 2017 with revisions due by March 20, 2017 to allow for the following:

1. submission of a revised photometric plan in compliance with Sections 64-4.A.2 and 64-6.A.8 of the Zoning Ordinance, showing foot candle levels not exceeding 0.2 foot candles at the Eastern property line; and
2. verification regarding if a public address system is proposed.

Revised for the April 6th meeting:

The previous applications were heldover from the March 9th meeting to allow the applicant to provide a revised photometric plan in compliance with Sections 64-4.A.2 and 64-6.A.8 of the Zoning Ordinance, showing foot candle levels not exceeding 0.2 foot candles at the Eastern property line and verification regarding if a public address system would be proposed. As it relates to the public address system the applicant(s) provided a narrative stating “We acknowledge the City’s noise ordinance and the requirements of section 39-96.1C.2, and will operate our public address system in compliance with the 85db level limitation”.

The narrative also mentioned that the 0.2 foot candle requirements can’t be met on the field without relocating the lights inside of the track which would put the light poles too close to the playing surface, thus creating a hazard for the kids playing on the field. The applicant(s) believe that the 0.2 foot candle requirement is only to be used when reviewing parking lot lighting and should not apply to any other forms of lighting when used elsewhere. The narrative provided by the applicant also stated that “the photometric study/ illumination study shows that the light is between 0 and 1 foot candle at the property line on the east side of the property. This measurement is at the top of the trees, and is therefore likely to be considerably less on the ground underneath the tree cover.”. Per the photometric plan submitted by the applicant, the foot candle light readings are estimated at a 3 foot above ground level and the lights will be mounted 70-80 feet above the ground.

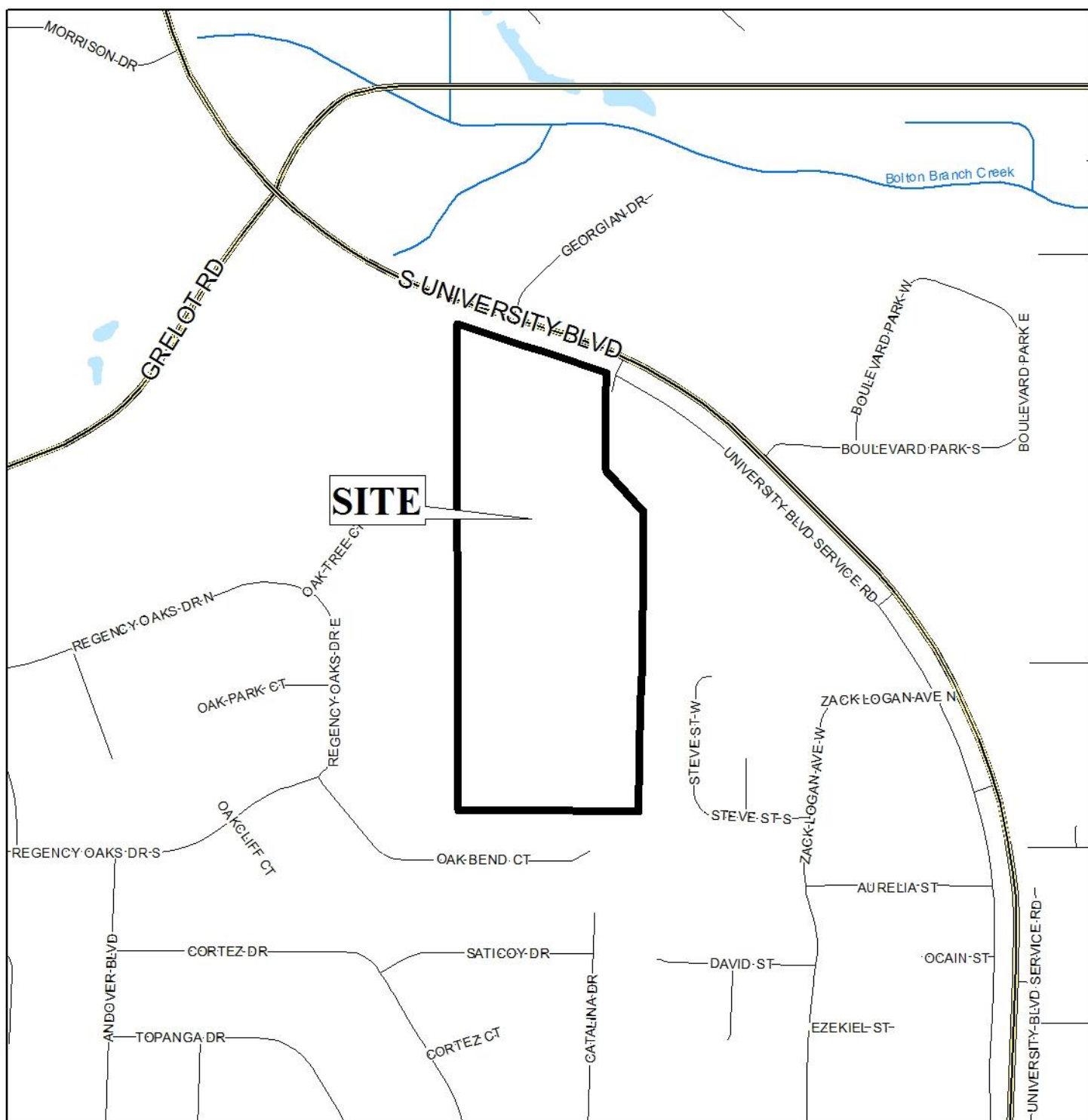
While the applicability of lighting requirements found in Section 64-6A.8 of the Zoning Ordinance may not be necessarily appropriate for sports fields in the opinion of some, staff believes the 0.2 foot candle requirement should be appropriate for any type lighting where a commercial or intuitional use abuts a residential property line. Staff requested a revised photometric plan to make sure that any lighting that may bleed over the property line would not serve as a nuisance to residents. The photometric plan that was initially provided shows a higher foot candle at the property line ranging up to as high as 6 foot candles. As staff cannot determine how trees will impact lighting levels, our inclination is to not provide a recommendation, but to allow the Planning Commission to consider the potential reduction in illumination based on the tree line and take into account any other additional factors when rendering their decision.

RECOMMENDATION

Planned Unit Development: *It is recommended that the Planning Commission consider all relevant facts and review the request based upon its own merits, as well as any information presented at the meeting.*

Planning Approval: *It is recommended that the Planning Commission consider all relevant facts and review the request based upon its own merits, as well as any information presented at the meeting.*

LOCATOR MAP



APPLICATION NUMBER 1 DATE April 6, 2017

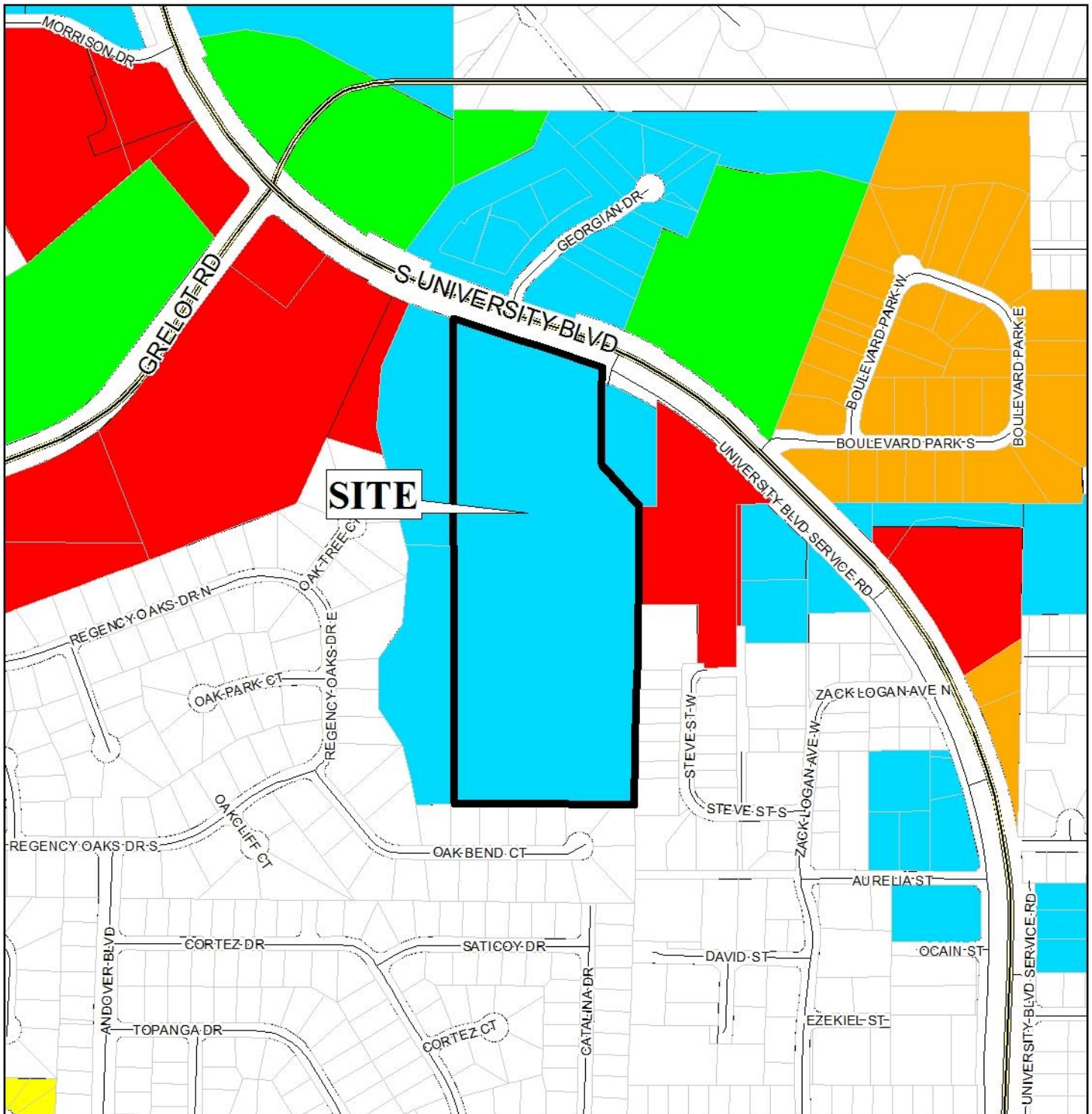
APPLICANT St. Luke's Epsicopal School

REQUEST Planning Approval, Planned Unit Development



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE April 6, 2017

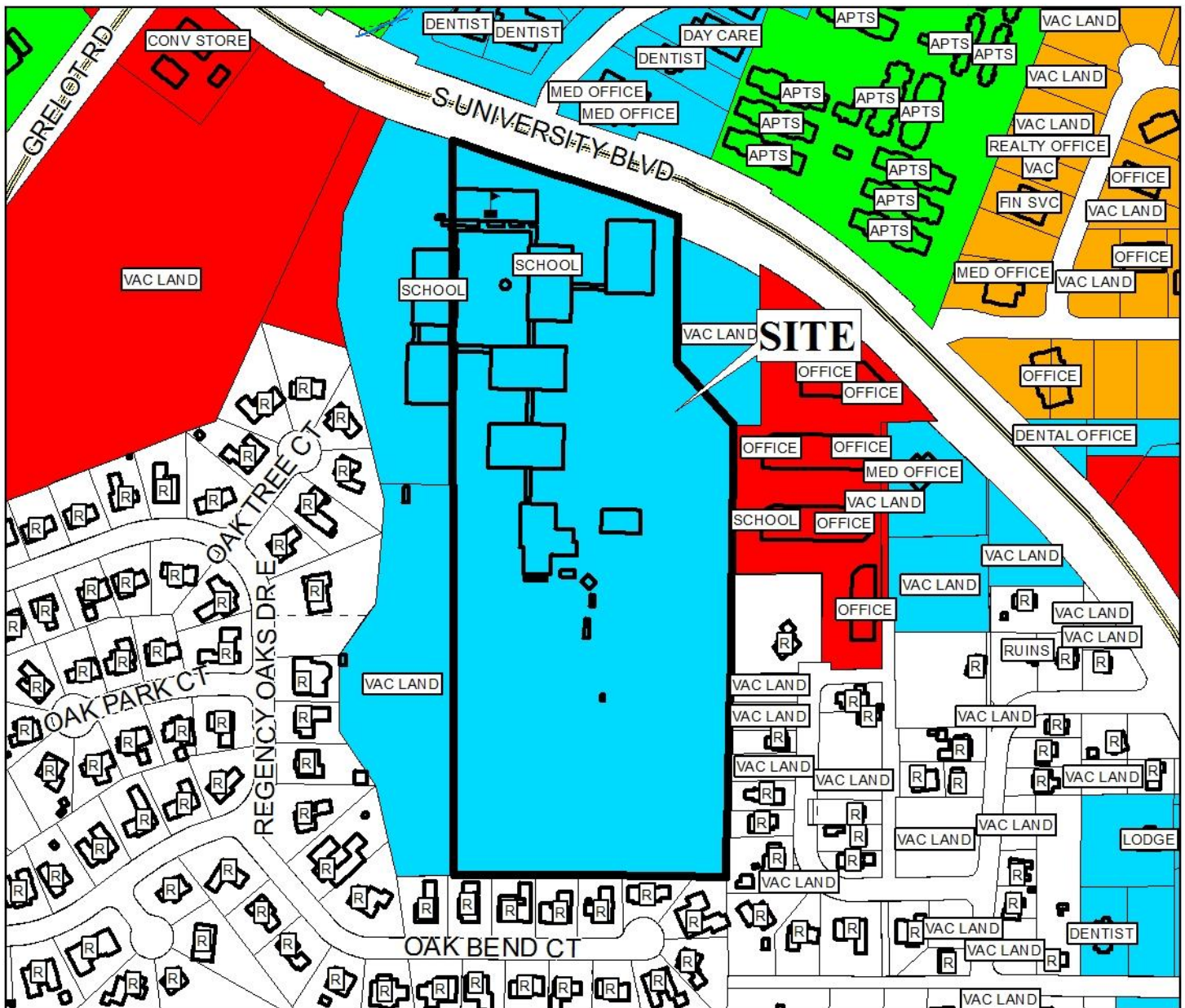
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. Commercial units are located to the northeast.

APPLICATION NUMBER 1 DATE April 6, 2017

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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units. Commercial units are located to the northeast.

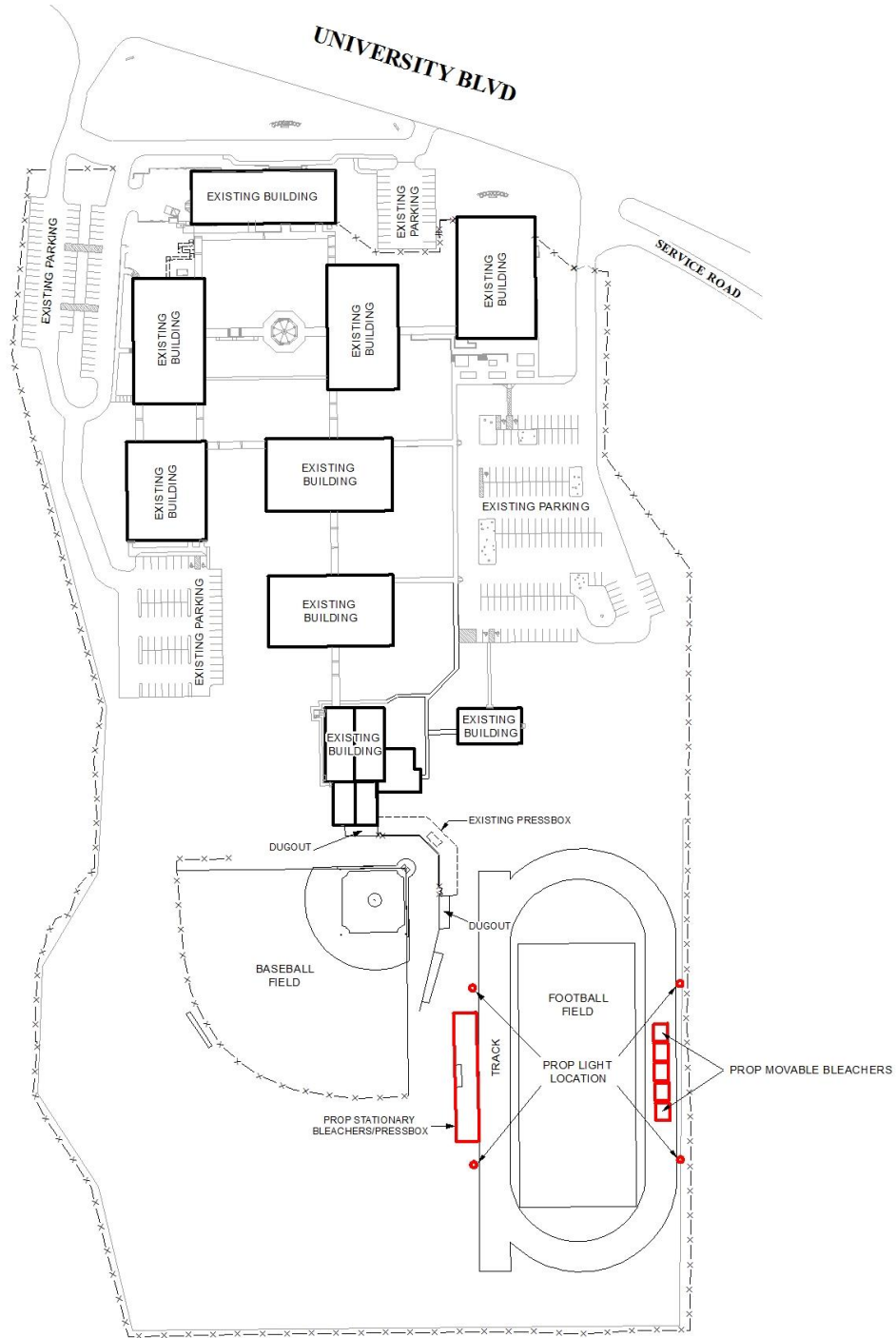
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SITE PLAN



The site plan illustrates the existing buildings, existing parking, existing playing fields, proposed bleachers, and proposed light fixture locations

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