

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

Date: May 5, 2005

<u>DEVELOPMENT NAME</u>	St. Mary's School
<u>SUBDIVISION NAME</u>	St. Mary's Subdivision
<u>LOCATION</u>	107 North Lafayette Street & 114 Providence Street (Northwest corner of North Lafayette Street and Old Shell Road, extending to the East side of Providence Street, 310'± South of Spring Hill Avenue)
<u>CITY COUNCIL DISTRICT</u>	District 2
<u>ZONING</u>	R-1, Single Family Residential
<u>AREA OF PROPERTY</u>	2.7± acres
<u>CONTEMPLATED USE</u>	Multiple school buildings on a single lot, including a new structure for use as day care and after-school care.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	No redevelopment proposed. Change of use only.
<u>ENGINEERING COMMENTS</u>	Stormwater detention will be required for all impervious surfaces added since implementation of the COM Stormwater Ordinance (1983). 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, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
<u>URBAN FORESTRY COMMENTS</u>	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).
<u>REMARKS</u>	The applicant is requesting Planning Approval, Planned Unit Development (PUD), and Subdivision approval to allow an existing school to

expand by incorporating an existing single-family home into its campus, for use as a daycare. Planning Approval is required for the expansion of a school in an R-1 district; PUD approval is required for multiple buildings on a single site; and Subdivision is requested to join the residential parcel to the school parcel.

The plat illustrates the proposed 2.7± acre, one-lot subdivision which is located at the Northwest corner of North Lafayette Street and Old Shell Road, extending to the East side of Providence Street, 310'± South of Spring Hill Avenue, and which is in Council District 2. The site is served by public water and sanitary sewer. The plat does not illustrate existing rights of way of the site's frontage streets (Providence Street, Old Shell Road, and Lafayette Street), although it does illustrate a 5.44-foot dedication in front of 114 Providence Street. Engineering records show that Old Shell Road and Lafayette Street have the required 50 feet of right-of-way, and that 5.44 feet would be needed on the East side of Providence Street, as illustrated. Therefore, dedication of right-of-way as shown on the plat should be required. The plat does not show the setbacks for 114 Providence Street, which is within the Old Dauphin Way Historic District and would follow the Historic District Overlay guidelines; these should be shown on the final plat.

It should be noted here that Subdivision approval is not required, since Planned Unit Development approval is being sought and since both parcels are already lots of record; rather than seeking PUD approval for "multiple buildings on a single site", this application could be for "shared access between lots." This may address concerns (further discussed later in this report) regarding the change of use of the house at 114 Providence Street from a residence to a school/daycare.

Given that the school is expanding and may eventually choose to relocate the functions proposed for this house to a larger facility and to dispose of the property. By retaining a separate legal description, future sale of the property—and a return to residential use—would not require resubdivision. This would simplify the resale of the property and make that a more attractive option in the future than seeking to physically alter the structure to accommodate further growth. This would aid the property's viability as a residential structure should the school no longer need it in the future. Therefore, although the Subdivision would meet the minimum requirements for approval, it is recommended that recordation of a new plat not be pursued by the applicant.

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.

Regarding the Planned Unit Development application, the applicant has indicated that an existing fence would be maintained where the day care site adjoins non-school properties, and removed where it adjoins the school; and the applicant has indicated that auto traffic will be routed through the school parking lot, rather than in front of the day care building. Since there would not seem to be an increase in stop-and-go traffic along Providence Street, and

access between the structures would be on-foot and on-site, there would not appear to be circulation issues. The school may expand from 18 to 26 classrooms site, which would require 1.5 spaces each; since there are over 40 spaces on the site, parking requirements would not be adversely affected. Since no physical redevelopment is proposed, there is no concern about physical alteration of the landscape or aesthetic harmony with the neighborhood. Any exterior changes to the day care structure would require prior approval by the Architectural Review Board.

Regarding the Planning Approval application, the applicant is requesting permission to expand the school into a residential district. The proposed expansion represents a change in use, and no physical change to the annexed structure. Furthermore the scale of the expansion is modest and would not appear to present a threat to the residential character of the street. St. Mary's School and the Old Dauphin Way district have coexisted for over 100 years and might be said to have a symbiotic, rather than competitive, relationship; many of the schools students are residents of the district.

While there may be concerns if the school were to propose a major expansion impacting multiple homes, it seems in the neighborhood's interest to keep the school viable and physically able to accommodate the additional children, many of whom will be Old Dauphin Way residents. However, preservation of the balance between the school and the residential character of the area is a concern and should be borne in mind; should the school continue to expand, non-residential sites should be preferred for acquisition. In this instance, however, the detriment to residential development seems minimal, and would be outweighed by the benefit of allowing the St. Mary's Children to safely walk between their school and their after-school care.

RECOMMENDATION

Planning Approval Based on the preceding, this application is recommended for Approval, subject to the following conditions: 1) dedication of 5.44 feet of right-of-way along Providence Street, as shown on the plat; 2) maintenance of Historic District Overlay setbacks; 3) that auto access be limited to the existing parking lot, with no drop-offs directly at the day-care; 4) maintenance of a 6-foot privacy fence between the site and residentially developed property; 5) that the existing structure be maintained, and Architectural Review Board approval received prior to making any changes to the exterior of the day care structure; and 6) full compliance with all municipal codes and ordinances.

Planned Unit Development Based on the preceding, this application is recommended for Approval, subject to the following conditions: 1) dedication of 5.44 feet of right-of-way along Providence Street, as shown on the plat; 2) maintenance of Historic District Overlay setbacks; 3) that auto access be limited to the existing parking lot, with no drop-offs directly at the day-care; 4) maintenance of a 6-foot privacy fence between the site and residentially developed property; 5) that the existing structure be maintained, and Architectural Review Board approval received prior to making any changes to the exterior of the day care structure; and 6) full compliance with all municipal codes and ordinances.

Subdivision Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) dedication of 5.44 feet of right-of-way along Providence Street, as shown on the plat; and 2) the depiction on the final plat of the Historic District Overlay setbacks.

LOCATOR MAP



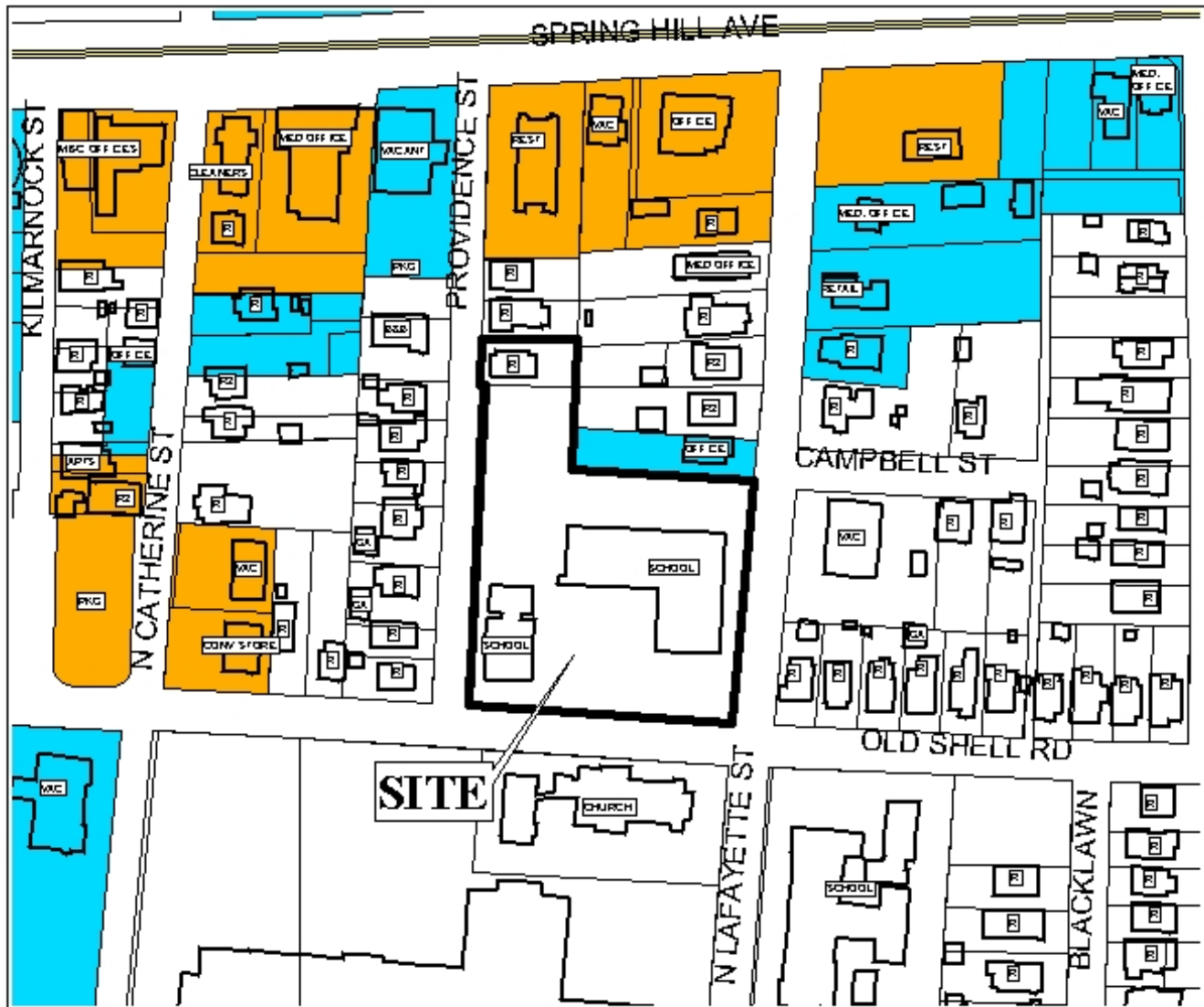
APPLICATION NUMBER 4 & 5 & 6 DATE May 4, 2006

APPLICANT Archbishop of Mobile (Ben Cummings, Agent)

REQUEST Planning Approval, Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site is an office and single family residential dwelling; to the east are single family residential dwellings. Located to the South of the site is a church; to the West are single family residential dwellings.

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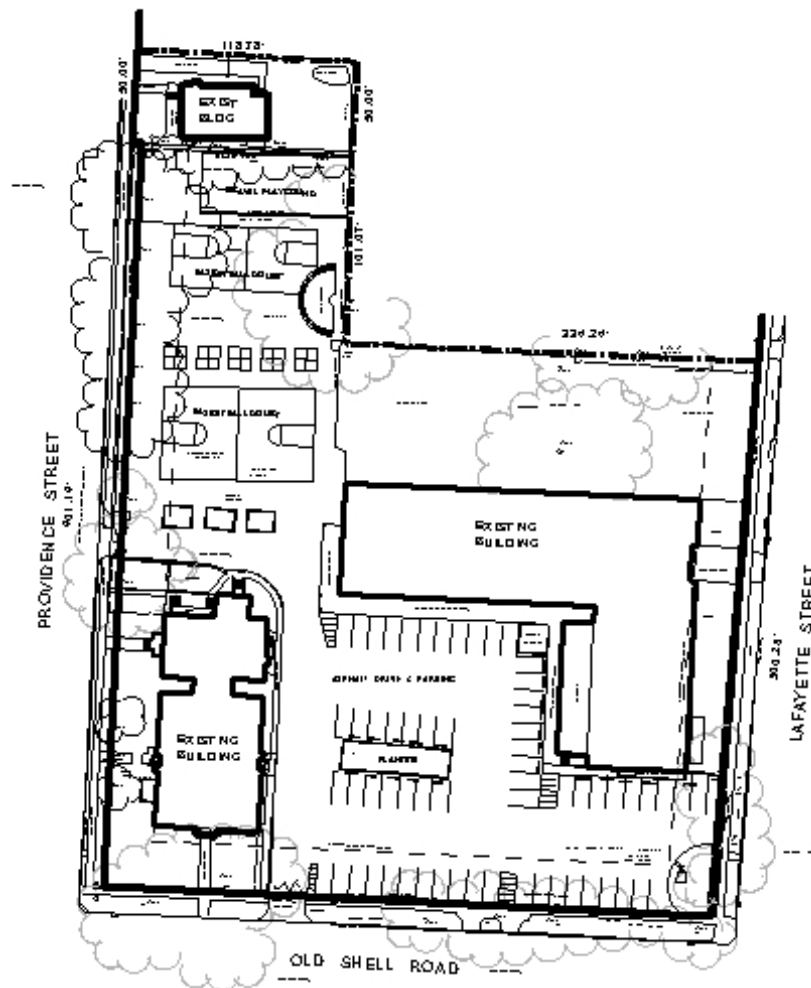
REQUEST Planning Approval, Planned Unit Development, Subdivision

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 Northwest corner of North Lafayette Street and Old Shell Road, extending to the East side of Providence Street, 310' South of Spring Hill Avenue. The plan illustrates the existing buildings and parking.

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 APPLICANT Archbishop of Mobile (Ben Cummings, Agent)
 REQUEST Planning Approval, PUD, Subdivision

