

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL
STAFF REPORT****Date: December 3, 2020****APPLICANT NAME**

St. Mary Catholic School

SUBDIVISION NAME

St. Mary Catholic School Subdivision

DEVELOPMENT NAME

St. Mary Catholic School

LOCATION107 North Lafayette Street
(North side of Old Shell Road, extending to the East side of
Providence Street and the West side of North Lafayette
Street).**CITY COUNCIL
DISTRICT**

Council District 2

PRESENT ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

1 Lot / 2.9± Acres

CONTEMPLATED USESubdivision Approval to create one legal lot of record from
two existing legal lots of record and one existing metes-
and-bounds parcel; Planned Unit Development Approval
to amend a previously approved Planned Unit Development
to expand the site boundary and construct a covered, open-
air multi-use facility, including volleyball and basketball
courts, on the existing playground; and Planning Approval
to amend a previously Planning Approval to expand the site
boundary and construct a covered, open-air multi-use
facility, including volleyball and basketball courts, on the
existing playground.**TIME SCHEDULE
FOR DEVELOPMENT**

Within one year of approval.

**ENGINEERING
COMMENTS****Subdivision:** FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL
PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide and label the monument set or found at each subdivision corner.
- C. Label the proposed ROW dedication as "...HEREBY DEDICATED" instead of "TO BE DEDICATED". Also, include the amount of ROW dedication (square feet).
- D. Check and revise the written legal description and/or the bearing and distance labels. Some do not match and some are missing.
- E. Add a note of the recording information used for the BASE BEARING.
- F. Label all existing lots/parcels included in the proposed subdivision.
- G. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southwest corner of LOT 1 and list the amount of dedicated acreage.
- H. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 1 and list the amount of dedicated acreage.
- I. Add a signature block for the Owner(s), Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- J. Provide the Surveyor's Certificate.
- K. Provide the Surveyor's and Owner's (notarized) signatures.
- L. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.
- M. Add a note that 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.
- N. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- O. Add a note that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- P. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- Q. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- R. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Planned Unit Development: Retain NOTES #1 - #6, as shown on the PUD FOR ST. MARY CATHOLIC SCHOOL by Byrd Surveying, Inc. dated November 9, 2020.

Planning Approval: No comments

TRAFFIC ENGINEERING

COMMENTS

Site is limited to its existing curb cuts as illustrated on the approved PUD with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

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 requesting Subdivision Approval to create one legal lot of record from two existing legal lots of record and one metes-and bounds parcel; Planned Unit Development Approval to amend a previously approved Planned Unit Development to expand the site boundary and construct a covered, open-air multi-use facility, including volleyball and basketball courts, on the existing playground; and Planning Approval to amend a previously Planning Approval to expand the site boundary and construct a covered, open-air multi-use facility, including volleyball and basketball courts, on the existing playground.

The site has been given Institutional (INS) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification (see below). Semi-public uses such as grammar and high schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included. Parks and public open space are not included but have their own land use classification.

Note: Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be

considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor. The specific location and design of these complementary uses is subject to zoning.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The applicant states the following pertaining to the applications:

Subdivision:

THE EXISTING RECORDED LOT FOR ST. MARY CATHOLIC SCHOOL NEEDS TO BE EXPANDED TO INCLUDE TWO LOTS (ONE ON PROVIDENCE STREET AND THE OTHER ON N. LAFAYETTE STREET) NECESSARY FOR THE PROPOSED CONSTRUCTION OF A PAVILLION AS SHOWN ON THE COMPANION PUD APPLICATION.

Planned Unit Development:

THERE IS AN EXISTING PUD FOR THE ST. MARY CATHOLIC SCHOOL CAMPUS THAT NEEDS REVISING TO INCLUDE THE CURRENT PROPOSAL TO CONSTRUCT AN OPEN-AIR, MULTI-USE COVERED FACILITY ON THE EAST SIDE OF PROVIDENCE STREET IN THE EXISTING PLAYGROUND. THE PAVILLION WILL BE SET UP WITH BASKETBALL AND VOLLEYBALL COURTS TO BE USED FOR PRACTICES AND THE SCHOOL CAN UTILIZE THIS FACILITY FOR PE, RECESS, AND AFTER SCHOOL CARE.

Planning Approval:

THE PURPOSE OF THIS APPLICATION IS TO ALLOW EXPANSION OF A PRIVATE CHURCH SCHOOL IN AN R-1 DISTRICT.

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 has frontages on North Lafayette Street, Old Shell Road and Providence Street which are all minor streets with required 50' rights-of-way. Lafayette Street and Old Shell Road

currently have 50' rights-of-way along the subject site; therefore, no dedication would be required along those frontages. Providence Street currently has a 50' right-of-way along most of the site frontage, as per dedication provided with the recording of Mc-Gill-Toolen Subdivision in 1999. However, the plat indicates a 45' right-of-way along the Northern portion of the site where an additional lot is being added into the subdivision. Therefore, dedication to provide 25' from the centerline of Providence Street would be required in this area. Dedication should also be required to provide a 25' radius curve at the intersection of Lafayette Street and Old Shell Road, and at the intersection of Providence Street and Old Shell Road. The lot size label should be revised to reflect any required dedications, or a table should be furnished on the Final Plat providing the same information.

The plat does not provide a 25' minimum building setback line along the street frontages, as per Section V.D.9. of the Subdivision Regulations. However, as the site is within the Old Dauphin Way Historic District, relief from the normal building setbacks and site coverage limitation is automatically granted via the more flexible Historic District Overlay under Section 64-3.G. of the Zoning Ordinance. Therefore, it is recommended that Section V.D.9. of the Subdivision Regulations be waived, and that a note be placed on the Final Plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance.

As per the Traffic Engineering comments, (Site is limited to its existing curb cuts as illustrated on the approved PUD with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance) a note should be required on the final Plat stating these comments.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities. PUD approval expires within one year if no approvals are obtained.

The PUD addresses the multiple structures on the proposed single lot. The site plan indicates the existing school buildings, two existing dwelling buildings and the proposed pavilion building. Calculations on the site plan indicate compliance with the landscaping requirements of the Zoning Ordinance, and a note states that compliance with both the landscaping and tree planting requirements will be indicated on the site plan submitted for project construction. The site plan indicates that 87 parking spaces are provided on site, but does not provide the calculations for such, nor does it provide any information on the proposed use of the two dwellings being added

to the site or the parking required for their use. Therefore, the site plan should be revised to provide parking calculations for all buildings and proposed uses on the over-all site.

Pertaining to the proposed pavilion, the indicated setback off the Providence Street right-of-way is 21', which would not meet the normal minimum 25' building setback. As previously stated, since the site is within a historic district, setbacks would be governed by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance. Therefore, the proposed setback off Providence Street appears to be in order. However, the distance from the Northeast corner of the pavilion to the adjacent R-1 property to the North is not provided and should be at least ten feet. Therefore, the site plan should be revised to indicate the pavilion would meet the ten-foot setback requirement off the R-1 property to the North.

As dedications are required for the Subdivision, the Planned Unit Development and Planning Approval site plans should be revised to indicate the site configuration after required dedications.

The site abuts R-1 properties to the North. As no residential buffer is indicated on the site plan, it should be revised to provide a residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance. The site plan indicates a dumpster is to be provided, and public sidewalks currently exist along all street frontages. The site plan indicates gates at the Old Shell Road and Providence Street entrances to the site. Therefore, a note should be required on the site plan stating that those gates are to remain open during the hours of operation of all school-related activities.

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 and limited to the scope of operations; therefore any future changes to the site plan or scope of operations, as approved, by current or future applicants must be submitted for Planning Approval.

As the pavilion is to be a new structure on the existing site, it must receive Planning Approval as an expansion of a private church school in an R-1 district. The site expansion to include the dwelling lot on North Lafayette Street also requires Planning Approval. The dwelling lot on Providence Street received Planning Approval in 2005 for use as a day care and after school care on a detached site. Since it now to be incorporated into the one-lot subdivision for the over-all school site, it once again must receive Planning Approval.

The narrative furnished by the applicant addresses the proposed use of the pavilion, but not those of the two dwellings. Therefore, the applicant should provide a revised narrative addressing the proposed uses of those two buildings. The Planning Approval site plan should also be revised as per required revisions of the PUD site plan.

It should be noted that the lot on North Lafayette Street proposed to be included in the one-lot subdivision was rezoned from R-1 to B-1, Buffer Business, in 1984. In order to eliminate split

zoning within the one-lot subdivision, this lot must be rezoned back to R-1. Therefore, all applications should be heldover to the meeting of January 7, 2021, to allow the applicant to submit the appropriate Rezoning application, and to make revisions required of the Subdivision plat, and to the Planned Unit Development and Planning Approval site plans. A Rezoning application and revisions required should be submitted to Planning and Zoning no later than December 11th. The Rezoning should include the entire site which the one-lot subdivision entails, and should be to rezone from R-1 and B-1, to R-1, so that conditions of the Rezoning approval will cover the entire site.

RECOMMENDATION

Subdivision: This application is recommended for holdover to the meeting of January 7, 2021, with all revisions due by December 11th, to allow the applicant to address the following items:

- 1) revision of the plat to indicate dedication to provide 25' from the centerline of Providence Street at the existing lot on the North side of the site;
- 2) revision of the plat to indicate dedication to provide a 25' radius curve at the intersection of North Lafayette Street and Old Shell Road, and at the intersection of Providence Street and Old Shell Road;
- 3) revision of the lot size label to reflect any required dedications, or the furnishing of a table on the plat providing the same information;
- 4) placement of a note on the plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance; and
- 5) submission of a Rezoning application for the entire site of the subdivision to rezone from R-1 and B-1, to R-1.

Planned Unit Development: This application is recommended for holdover to the meeting of January 7, 2021, with all revisions due by December 11th, to allow the applicant to address the following items:

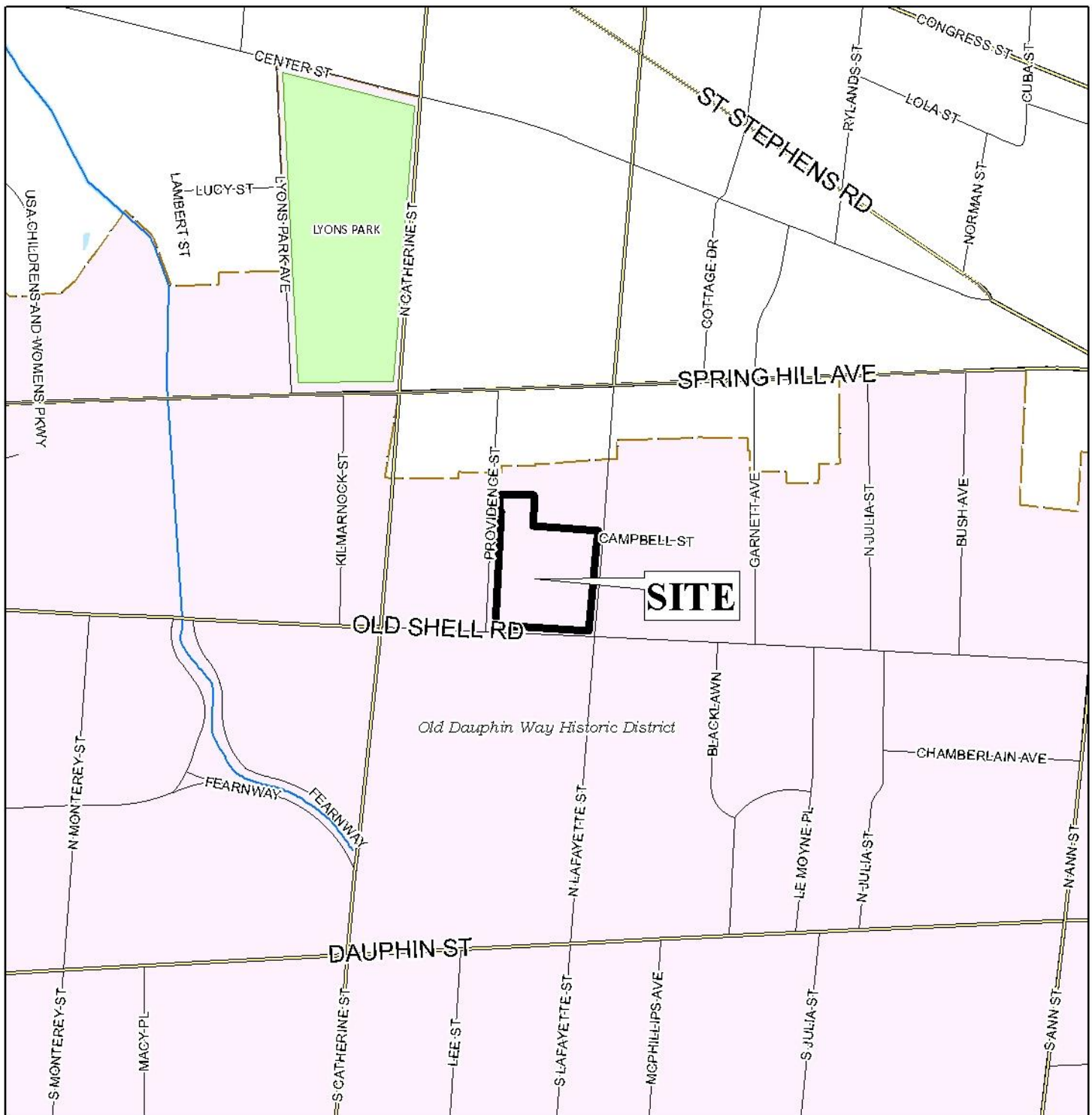
- 1) revision of the site plan to provide parking calculations for all buildings and proposed uses on the over-all site;
- 2) revision of the site plan to indicate the site configuration after all dedications required by the Subdivision;
- 3) revision of the lot size label to reflect any required dedications, or the furnishing of a table on the site plan providing the same information;
- 4) placement of a note on the site plan stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;
- 5) revision of the site plan to indicate the pavilion would meet the ten-foot setback requirement off the R-1 property to the North;
- 6) revision of the site plan to provide a residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residential properties;
- 7) placement of a note on the site plan stating that the driveway gates along Old Shell Road and Providence Street are to remain open during the hours of operation of all school-related activities; and

- 8) submission of a Rezoning application for the entire site of the PUD to rezone from R-1 and B-1, to R-1.

Planning Approval: This application is recommended for holdover to the meeting of January 7, 2021, with all revisions due by December 11th, to allow the applicant to address the following items:

- 1) submission of a revised narrative addressing the proposed uses of the two dwelling buildings;
- 2) revision of the site plan to provide parking calculations for all buildings and proposed uses on the over-all site;
- 3) revision of the site plan to indicate the site configuration after all dedications required by the Subdivision;
- 4) revision of the lot size label to reflect any required dedications, or the furnishing of a table on the site plan providing the same information;
- 5) placement of a note on the site plan stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;
- 6) revision of the site plan to indicate the pavilion would meet the ten-foot setback requirement off the R-1 property to the North;
- 7) revision of the site plan to provide a residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residential properties;
- 8) placement of a note on the site plan stating that the driveway gates along Old Shell Road and Providence Street are to remain open during the hours of operation of all school-related activities; and
- 9) submission of a Rezoning application for the entire site of the Planning Approval to rezone from R-1 and B-1, to R-1.

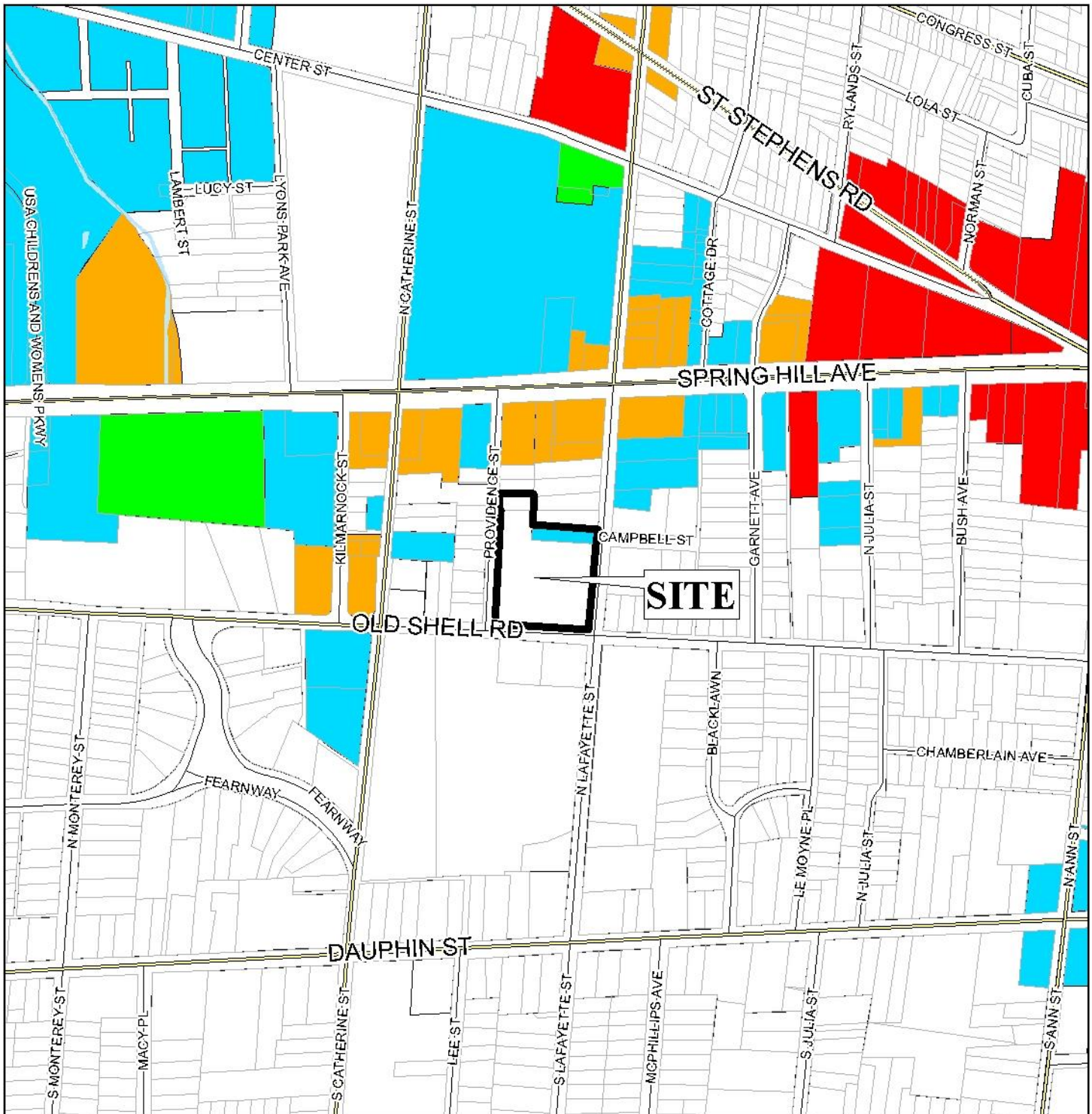
LOCATOR MAP



APPLICATION NUMBER 4 DATE December 3, 2020
 APPLICANT St. Mary Catholic School Subdivision
 REQUEST Subdivision, PUD, Planning Approval



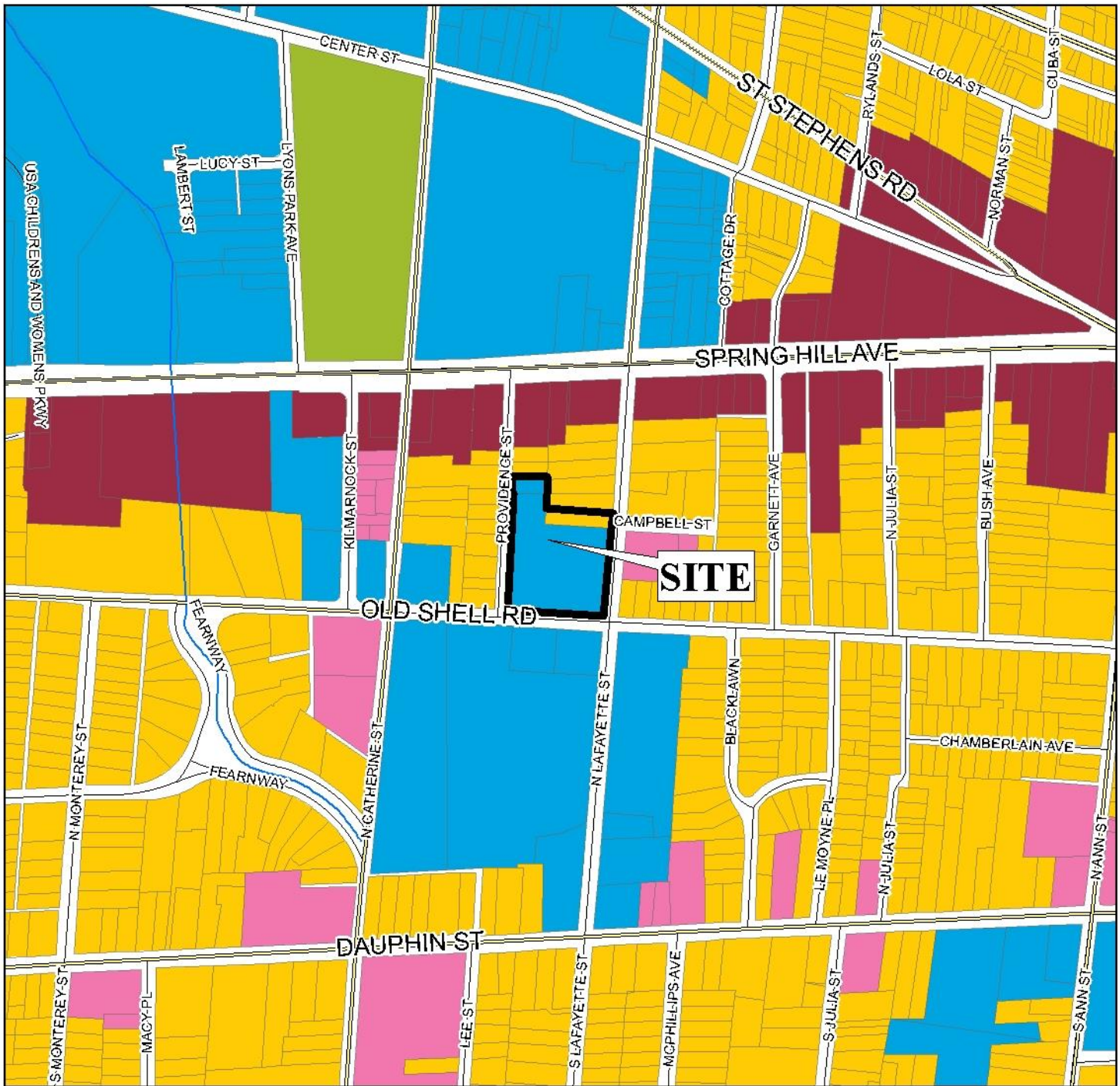
LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE December 3, 2020
 APPLICANT St. Mary Catholic School Subdivision
 REQUEST Subdivision, PUD, Planning Approval



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE December 3, 2020

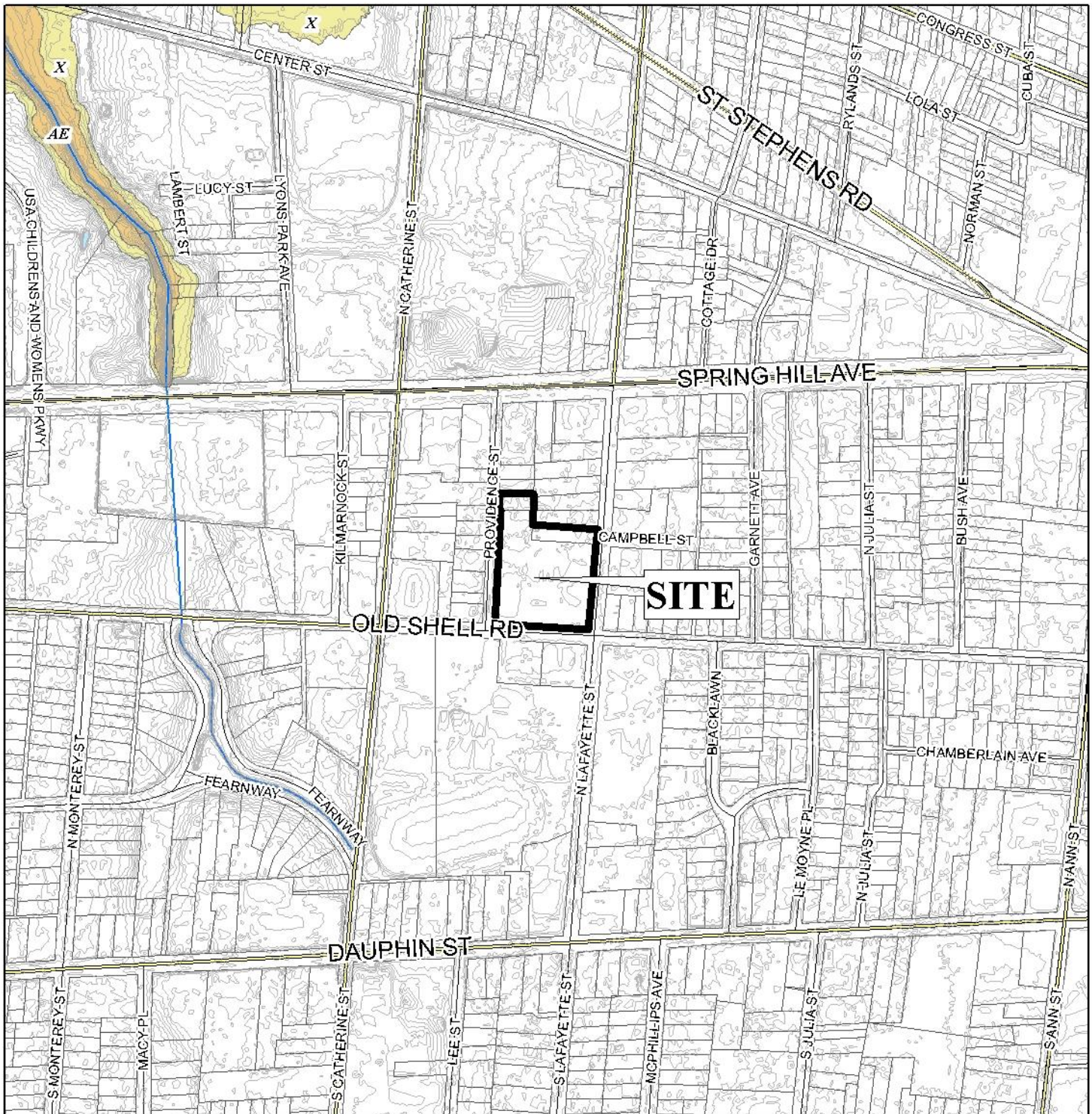
APPLICANT St. Mary Catholic School Subdivision

REQUEST Subdivision, PUD, Planning Approval

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 4 DATE December 3, 2020
 APPLICANT St. Mary Catholic School Subdivision
 REQUEST Subdivision, PUD, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 4 DATE December 3, 2020

APPLICANT St. Mary Catholic School Subdivision

REQUEST Subdivision, PUD, Planning Approval

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

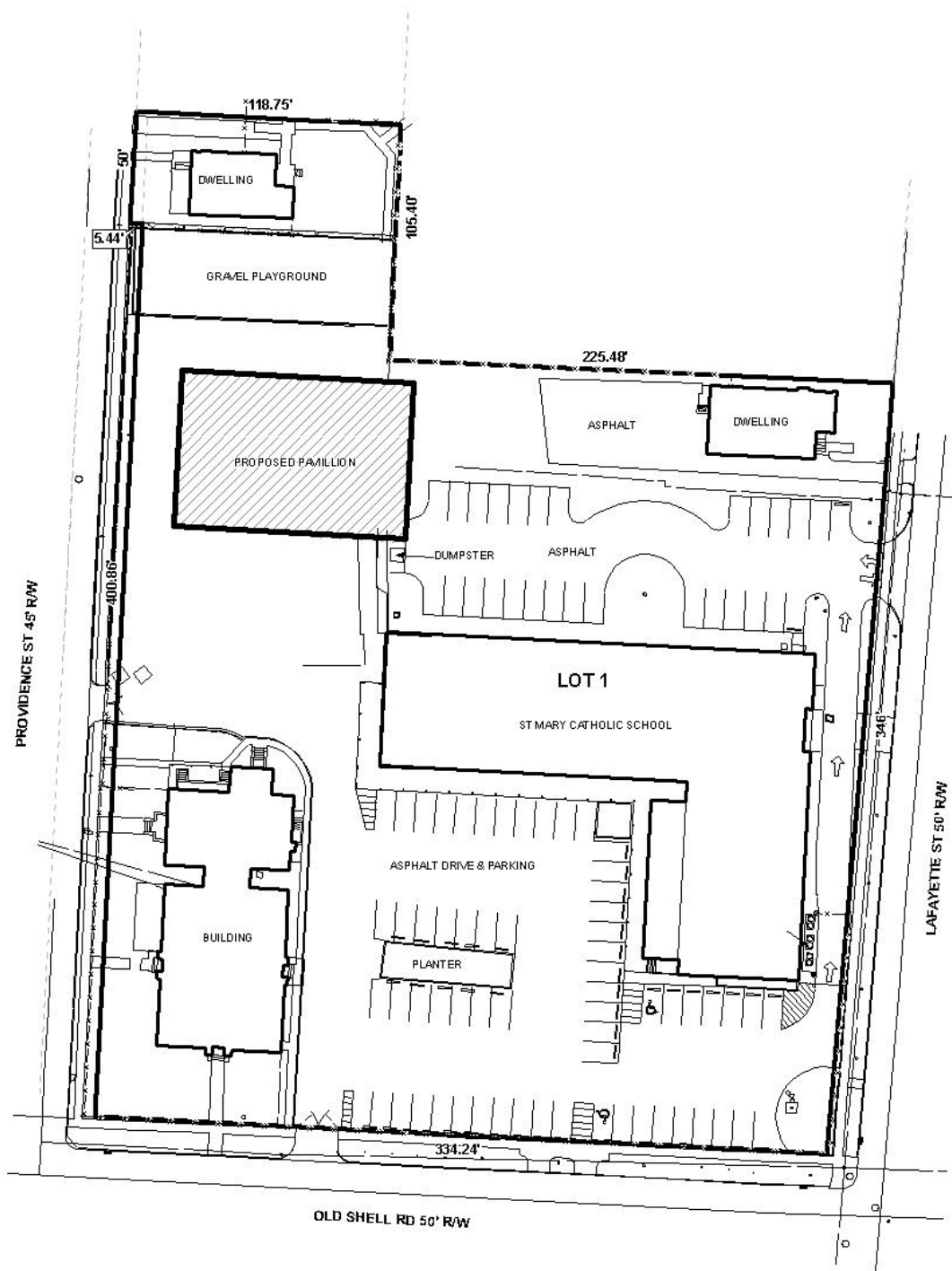


The site is surrounded by residential and commercial units.

APPLICATION NUMBER 4 DATE December 3, 2020
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SITE PLAN



The site plan illustrates the exisisting buildings, parking, and the proposed pavillion.

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