

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

Date: July 10, 2003

<u>NAME</u>	St. Paul's Episcopal School
<u>LOCATION</u>	161 Dogwood Lane (Campus Area bounded by Old Shell Road, Dogwood Lane Loyola Lane, Myrtlewood Lane [vacated], South Avenue, Spring Hill College and Provident Lane)
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	34 ± Acres
<u>CONTEMPLATED USE</u>	Covered seating for student pick-up, athletic practice field and pedestrian bridge at an existing school
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None Given
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards
<u>REMARKS</u>	<p>The applicant is requesting Planning Approval and Planned Unit Development Approval to modify existing Master Plans to allow additions to an existing school, consisting of multiple buildings, in a residential area. The modifications to the Master Plan include covered seating for after school student pick-up, and an additional practice field with a pedestrian bridge.</p> <p>The covered pick-up area would be located along the front property line on the South side of Loyola Lane, between Provident Lane and Dogwood Lane. Planned Unit Development approval allows for a reduction in required setbacks (in this case 25-feet), and considering the use and its location within the existing campus, construction on the property line could be considered appropriate.</p>

The other modifications include a new practice field, which will be served by a pedestrian bridge. This practice field will be located near College Lane--approximately 25-feet from the College Lane right-of-way. It should be noted that as this portion of College Lane is not located entirely within the overall school's campus, thus bleachers and accessory buildings would be prohibited within the required 25-foot setback of the College Lane right-of-way.

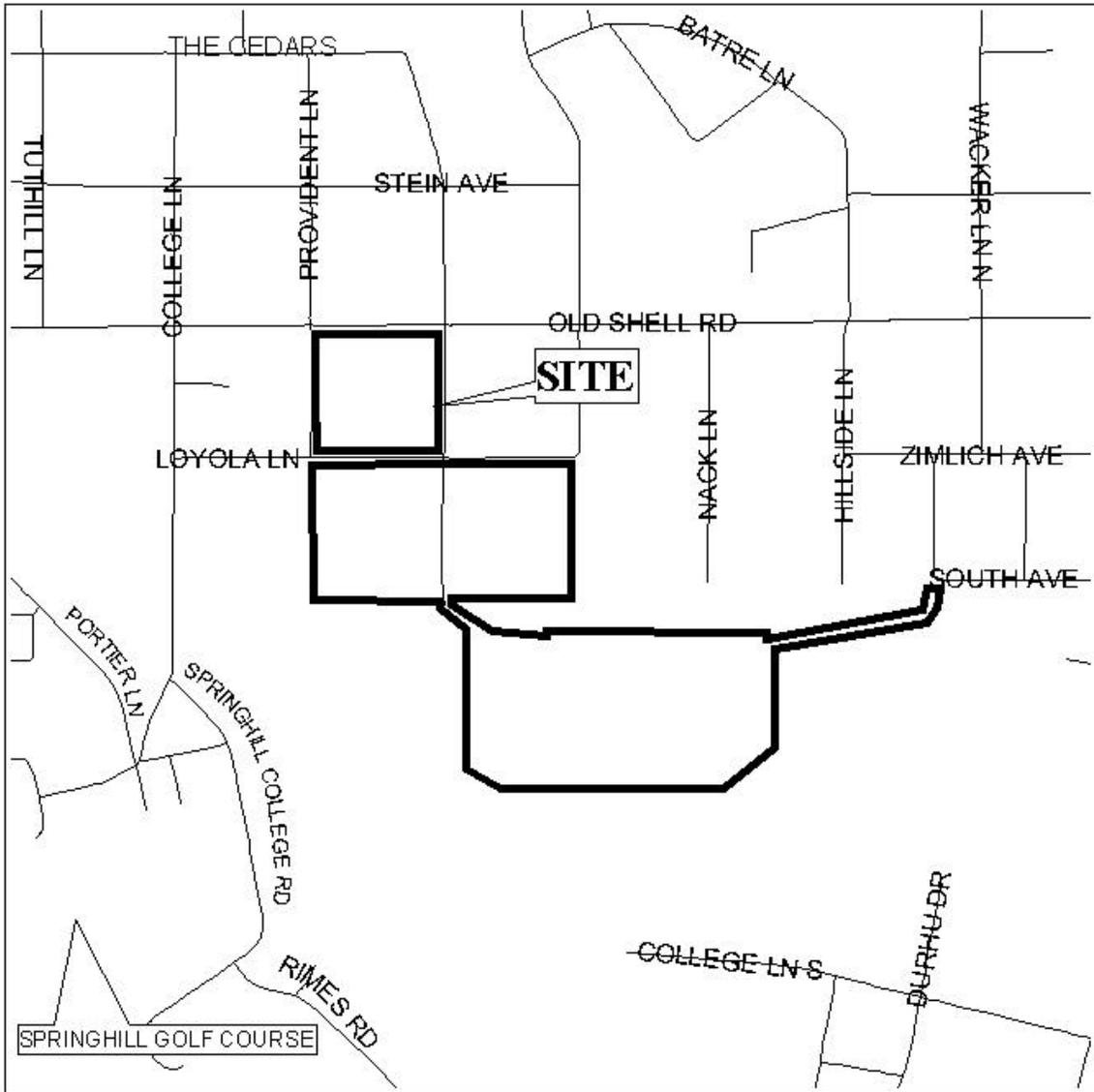
The other additions and expansions illustrated on the site plan were approved as part of a Master Plan approval granted in 1999. The Master Plan approvals require individual applications for each project, providing detailed information with regard to the numbers of classrooms involved, number of parking spaces provided, and detailed information on the location of proposed improvements; this condition would still apply to all future development.

RECOMMENDATION

Planning Approval: Based upon the preceding, this application is recommended for approval subject to the following condition: 1) submission of individual applications for each project (other than those involved in this amended application), providing detailed information with regard to the numbers of classrooms involved, number of parking spaces provided, and detailed information on the location of proposed improvements.

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following condition: 1) submission of individual applications for each project (other than those involved in this amended application), providing detailed information with regard to the numbers of classrooms involved, number of parking spaces provided, and detailed information on the location of proposed improvements.

LOCATOR MAP



APPLICATION NUMBER 6 & 7 DATE July 10, 2003

APPLICANT St Paul's Episcopal School

REQUEST Planning Approval, Planned Unit Development



**PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING**



Single-family residential units are located to the north and east of the site.
A college is located to the west and south of the site. Apartments are located to the east of the site.

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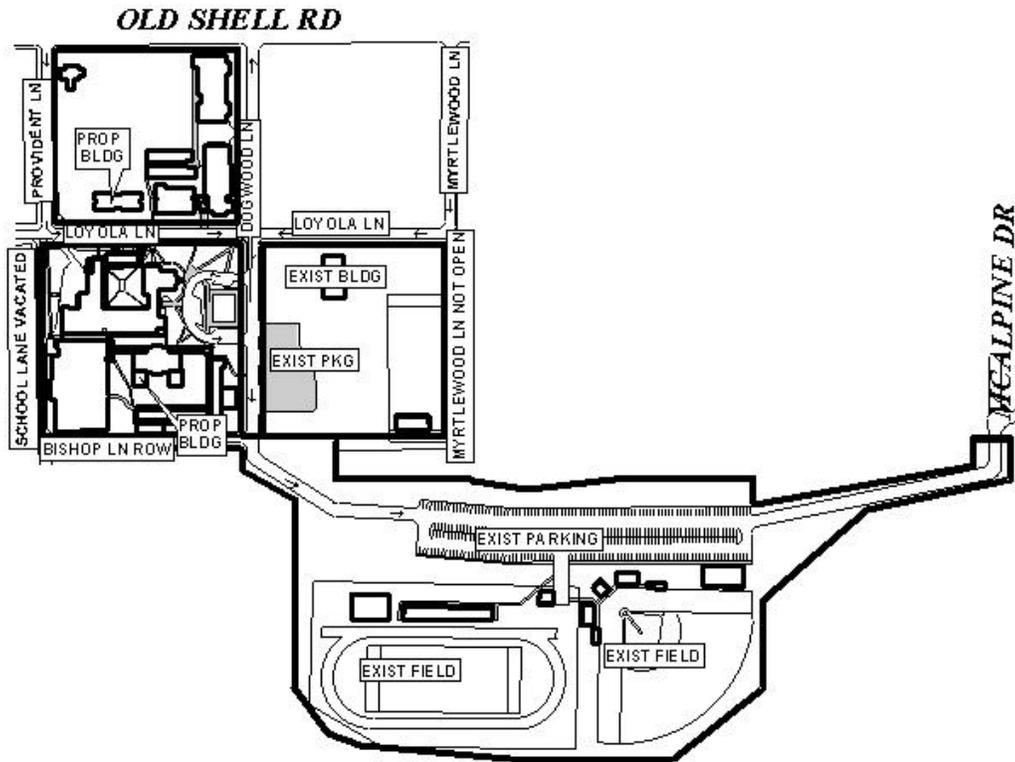
LEGEND

R-1	R-2	R-3	R-3.5	R-4	B-1	LB-2	B-2	B-3	B-4	B-5	L-1	12

 NTS



SITE PLAN



Campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane vacated), South Avenue, Spring Hill College, and Provident Lane, the site plan illustrates the existing buildings and parking along with proposed buildings.

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