



Agenda Item #: 6

MOD-002524-2023 & MOD-002525-2023

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – Planned Unit Development Modification](#)

[Applicant Materials for Consideration – Planning Approval Modification](#)

DETAILS

Location:

161 Dogwood Lane

Subdivision Name:

Not applicable

Applicant / Agent (as applicable):

St. Paul’s Episcopal School, McCrory Williams, Agent

Property Owner:

St. Paul’s Episcopal

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Institutional

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

Not provided

Proposal:

- Modification of a previously approved Planned Unit Development
- Modification of a previously approved Planning Approval

Considerations:

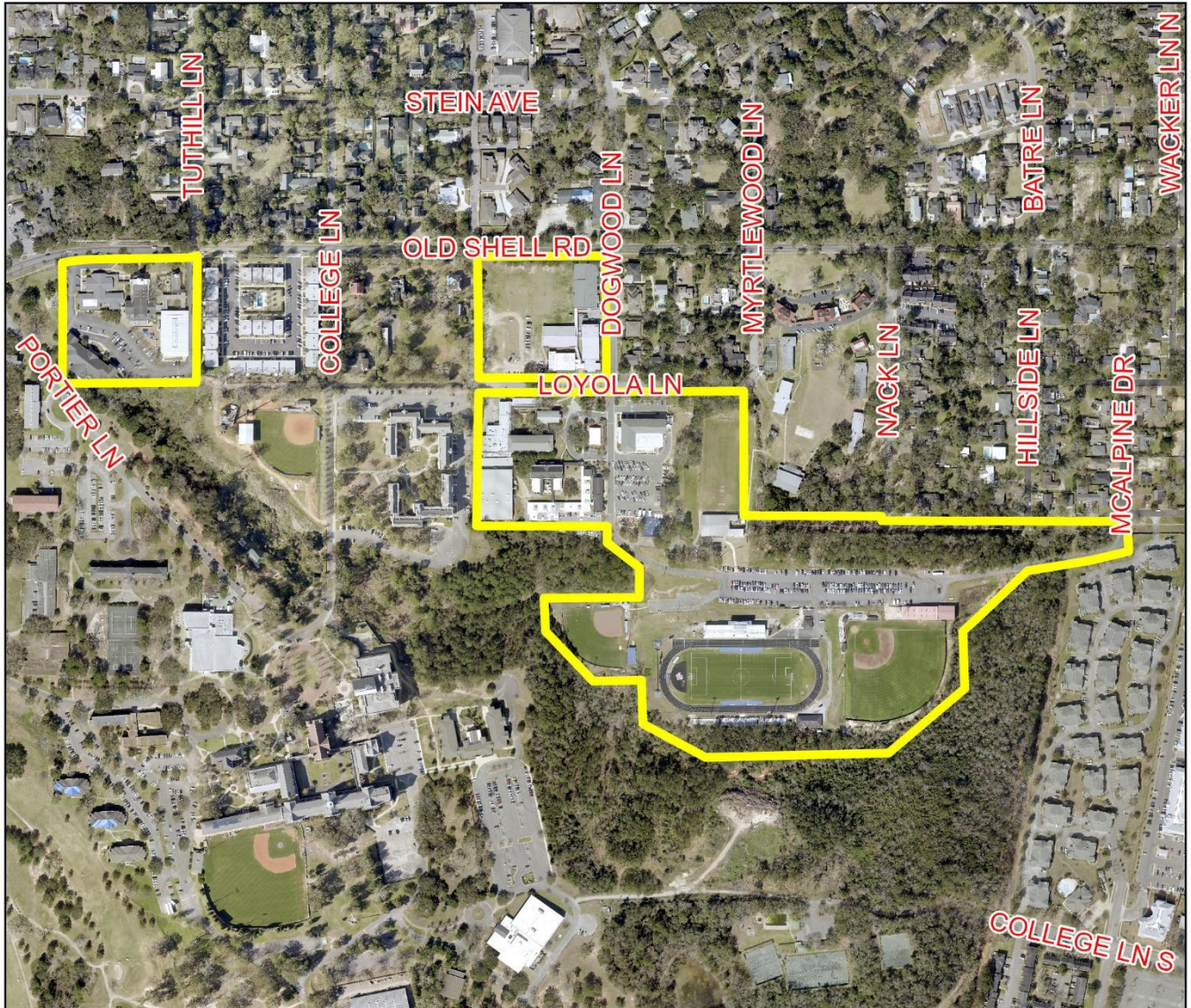
1. Modification of a previously approved Planned Unit Development with one (1) condition; and
2. Modification of a previously approved Planning Approval with one (1) condition.

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units. A college lies west of the site.

APPLICATION NUMBER <u> 6 </u> DATE <u> June 15, 2023 </u>	 NTS
APPLICANT <u> St. Paul's Episcopal School, McCrory & Williams, Agent </u>	
REQUEST <u> PUD Modification, PA Modification </u>	

SITE HISTORY

Since 2003, the subject site has been the subject of numerous Planning Approvals (PAs) to allow a church school in an R-1 district, and Planned Unit Developments (PUDs) to allow multiple buildings on a single building site, with shared access between multiple building sites. The most recent of these applications was approved by the Planning Commission at its May 20, 2021 meeting to allow a parking lot addition at the Northeast corner of Provident Lane and Loyola Lane.

STAFF COMMENTS

Engineering Comments:

Planned Unit Development Modification (MOD-002524-2023)

1. Retain PUD NOTE #3 (1. Thru 6.), as shown on the PUD SITE PLAN dated April 25, 2023.
2. Renumber the second NOTE #3 and NOTES #4 - #10.

Planning Approval Modification (MOD-002525-2023)

1. Retain PUD NOTE #3 (1. Thru 6.), as shown on the PUD SITE PLAN dated April 25, 2023.
2. Renumber the second NOTE #3 and NOTES #4 - #10.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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 (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

Planning Comments:

The subject site is developed as an existing church school in an R-1, Single-Family Residential Suburban District. The applicant wishes to construct a 20-foot by 50-foot (1,000 square foot) locker room near an existing softball field. As PAs and PUDs are site plan specific, and the proposed change was determined not be a minor change, the site is required to obtain Modification approval in order to proceed with the construction. If the site did not have a history of PAs and PUDs, a Conditional Use Permit (CUP) would be required.

The proposed locker room is contained within the existing boundaries of the school property, with the softball field being located on property the school leases from Springhill College. Furthermore, the locker room will not increase parking requirements for the school, will not alter the scope of operations previously approved for the site, and will comply with setback and site coverage requirements. It should be noted that the design of the locker room building itself will need to comply with the requirements of Article 3, Section 64-3-6. Of the Unified Development Code, to include height and wall variations as part of the building design.

PLANNING APPROVAL / PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planning Approval / Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

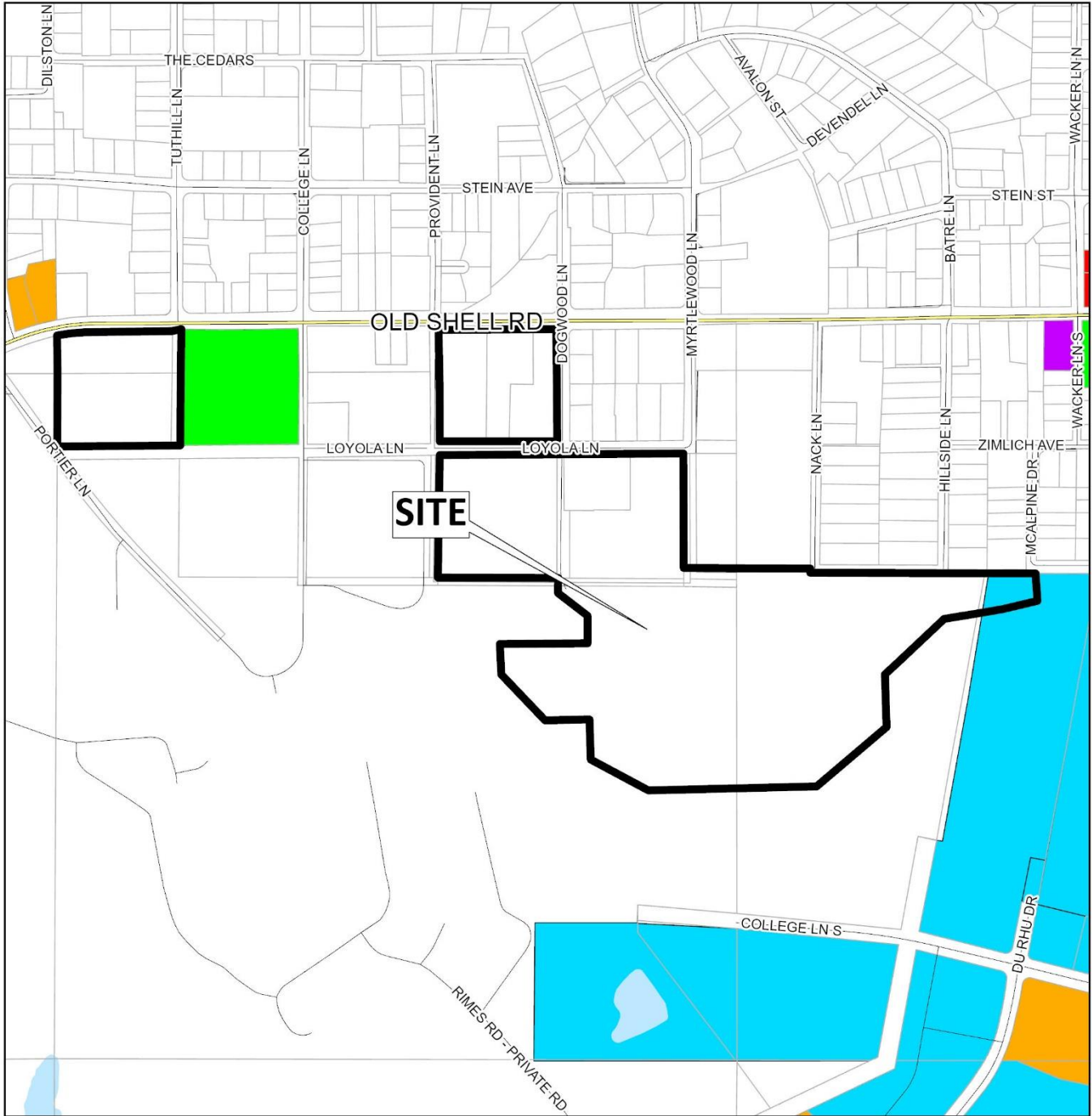
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Modified Planning Approval / Planned Unit Development, the following condition could apply:

1. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE June 15, 2023

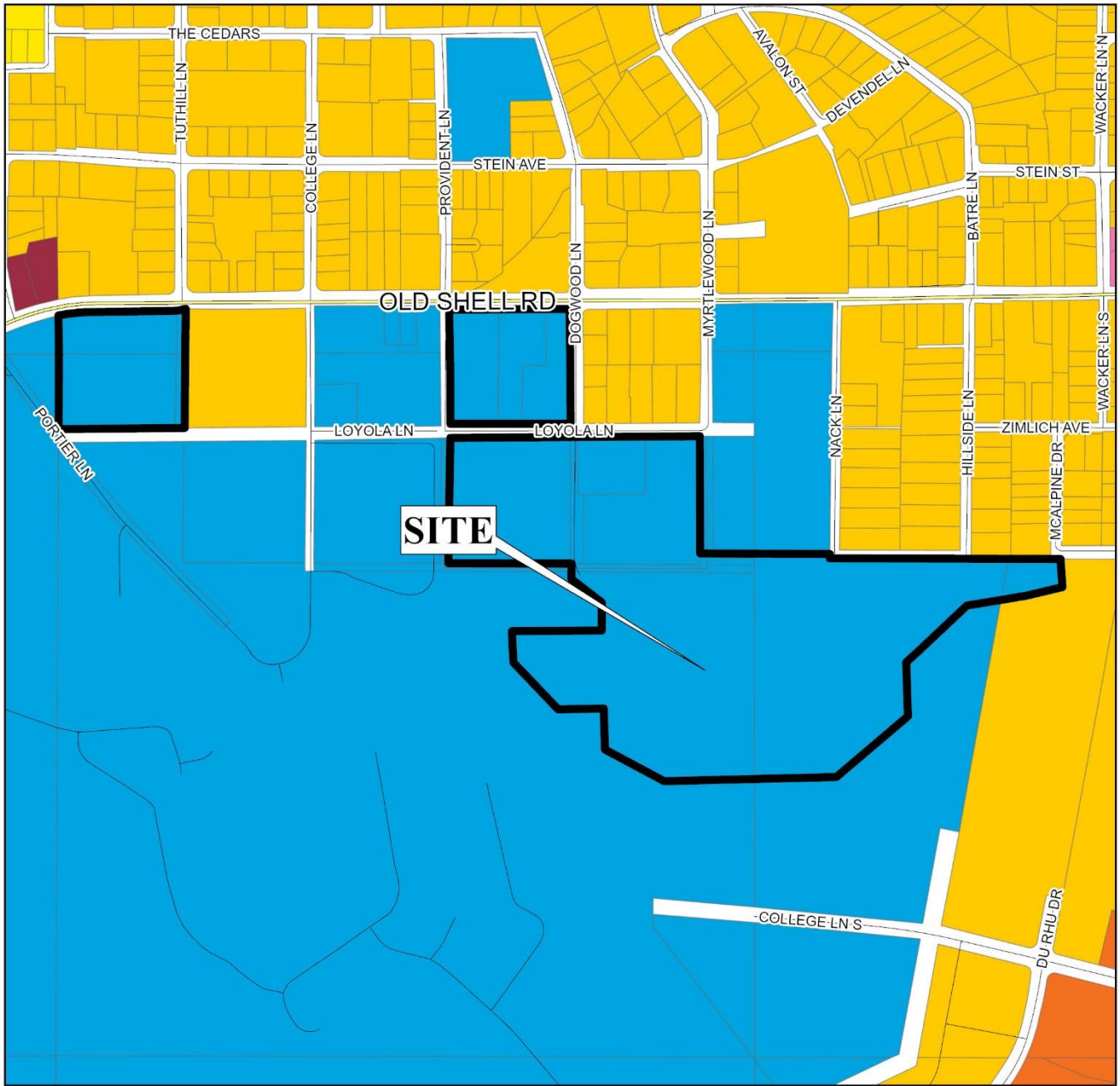
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NTS

FLUM LOCATOR MAP



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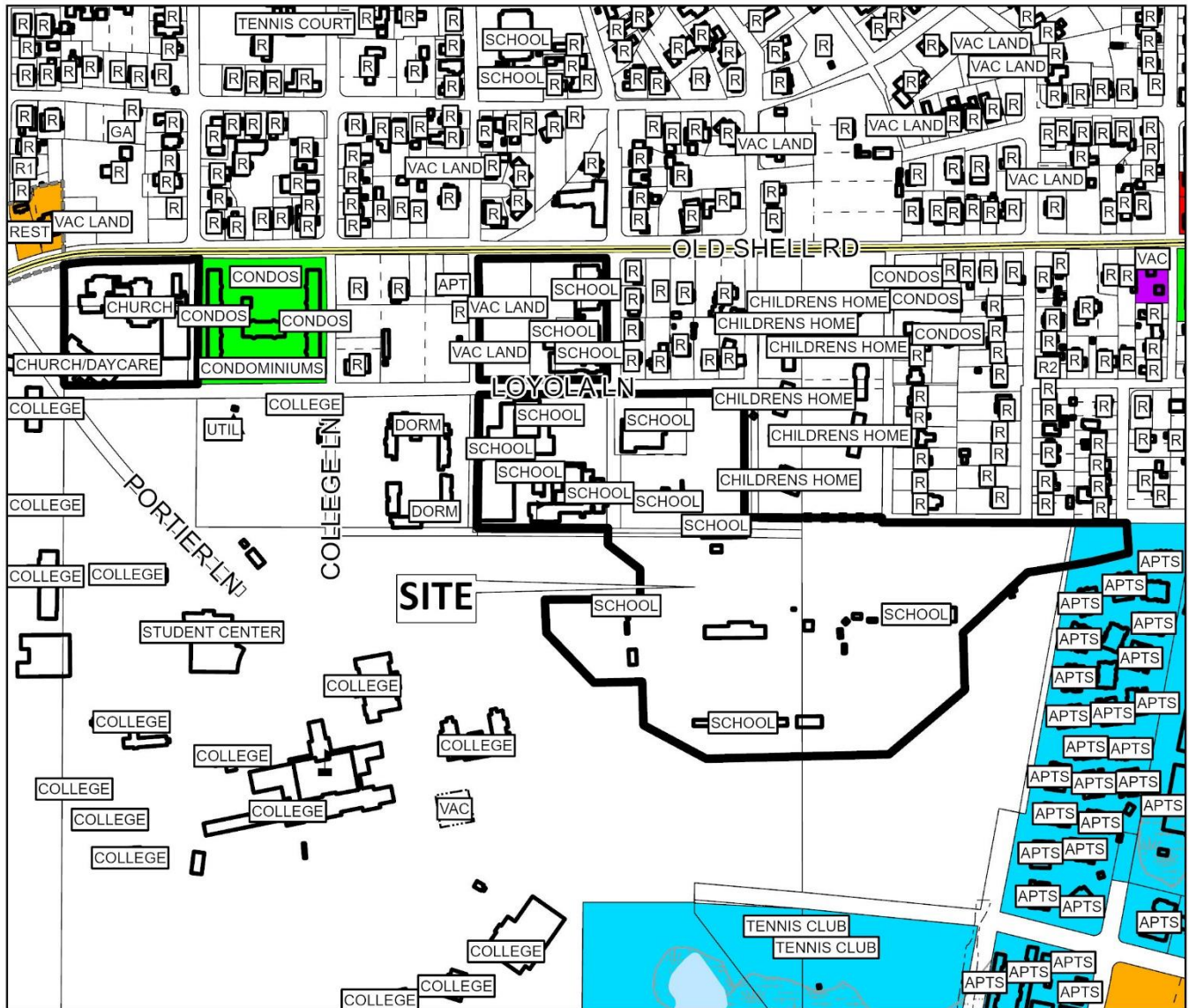
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- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential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



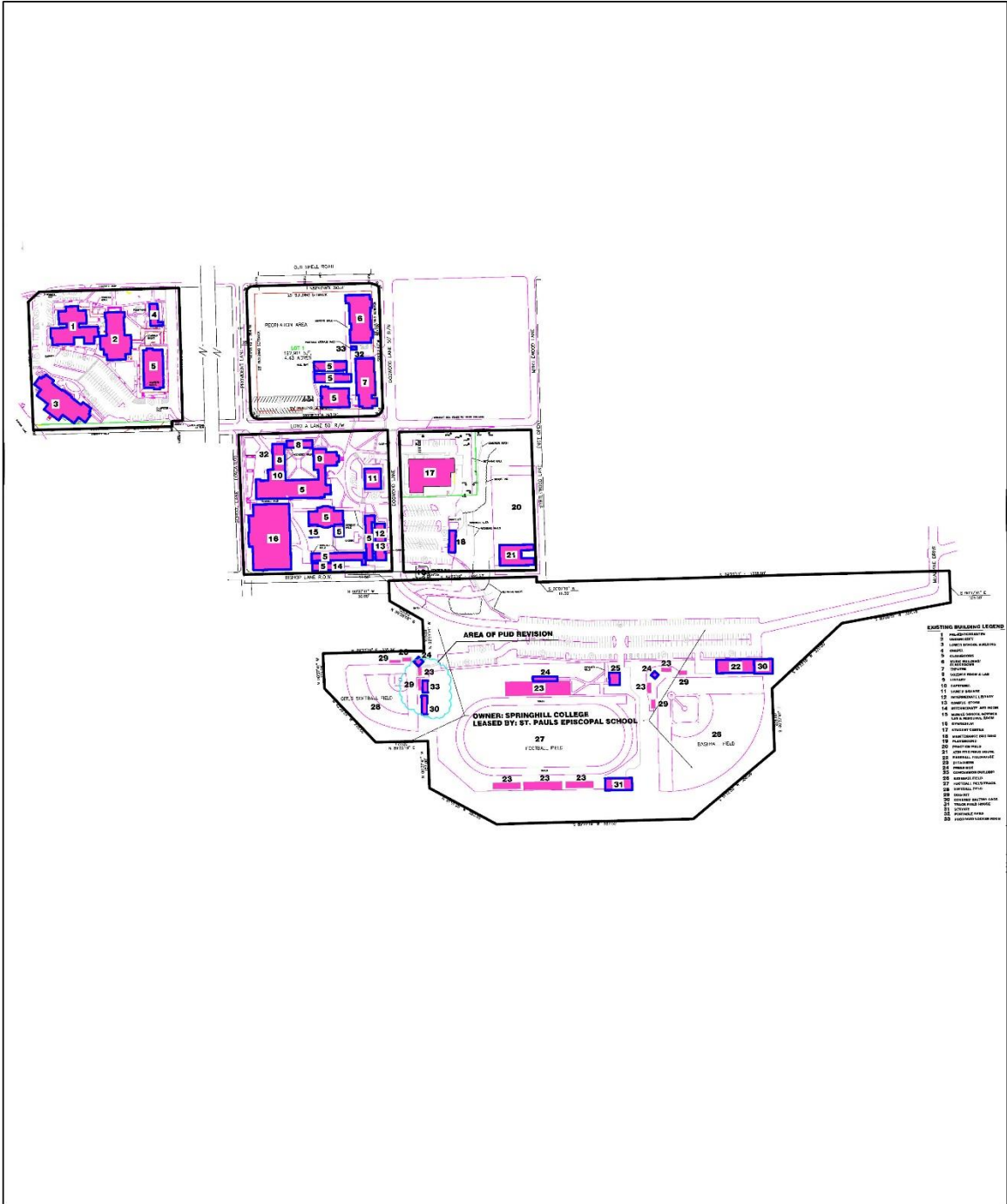
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. A college lies west of the site.

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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		

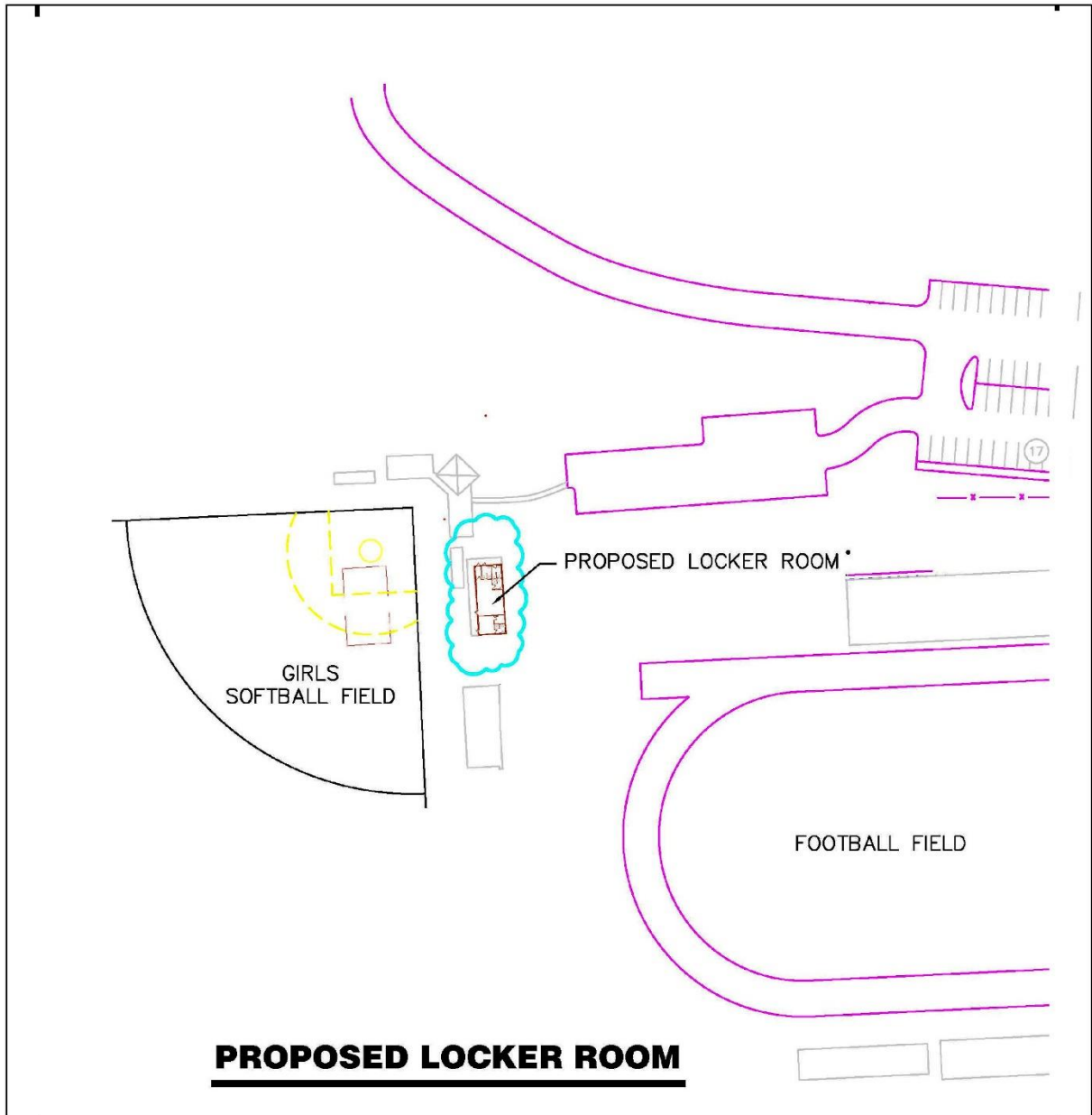
SITE PLAN



The site plan illustrates the existing school buildings, and proposed locker room.

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DETAIL SITE PLAN



PROPOSED LOCKER ROOM

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