

PLANNING APPROVAL,
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT

Date: January 21, 2010

<u>NAME</u>	UMS-Wright Corporation
<u>SUBDIVISION NAME</u>	UMS-Wright Corporation
<u>LOCATION</u>	65 North Mobile Street (Southwest corner of North Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street)
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>PRESENT ZONING</u>	R-1, Single-Family Residential District
<u>AREA OF PROPERTY</u>	1 lot / 51.8 acres \pm
<u>CONTEMPLATED USE</u>	Planning Approval to amend a previously approved Planning Approval Master Plan to allow a new practice field for softball and soccer and new parking area at an existing private school in an R-1, Single-Family Residential District, Planned Unit Development Approval to amend a previously approved Planned Unit Development Master Plan to allow a new practice field for softball and soccer and new parking area, and Subdivision approval to create one legal lot of record.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Must comply with all storm water and flood control ordinances. Detention will be required for any cumulative addition of impervious area since 1984 in excess of 4000 square feet. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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).

FIRE DEPARTMENT

COMMENTS

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is requesting Planning Approval to amend a previously approved Planning Approval Master Plan to allow a new practice field for softball and soccer and new parking area at an existing private school in an R-1, Single-Family Residential District, Planned Unit Development Approval to amend a previously approved Planned Unit Development Master Plan to allow a new practice field for softball and soccer and new parking area, and Subdivision approval to create one legal lot of record. Schools require Planning Approval when located in R-1 districts.

The Zoning Ordinance requires Planning Approval for the expansion of schools in residential districts. A Master Plan for Development for UMS-Wright was approved by the Commission in 1993 and has been amended several times. The proposed softball and soccer field and the additional parking area were not part of the most recent approved plans approved by the Commission.

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.

Planned Unit Development review, stated in Section 64-5. of the Zoning Ordinance, 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.

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 frontage on Old Shell Road, a collector street, and Mobile Street which is indicated as a major street on the Major Street component of the Comprehensive Plan. The proposed softball and soccer field and the additional parking area is surrounded by a soccer field to the South, a baseball field to the West, a softball field to the East and residential properties to the North across Old Shell Road.

While Old Shell Road is not a major street, it functions as a collector street; therefore, access management along Old Shell Road is a concern. Currently the school has one point of access to Old Shell Road. No additional points of access are proposed with this application, and none should be allowed.

Access for the site should be limited to the existing approved curb-cut along Old Shell Road with size, design and location of all new or revised curb-cuts to be approved by Traffic Engineering, and should comply with AASHTO standards.

The area undergoing new construction should be brought into compliance with the Zoning Ordinance in terms of trees, landscaping, lighting and residential adjacency buffering. Thus, a 6-foot high wooden privacy fence should be provided on the Northwest portion, where the site abuts existing residences, and frontage trees should be provided along Old Shell Road. The parking lot portion of the site should also comply with Section 64-6.A.3.i of the Zoning Ordinance for screening and landscaping requirements for parking lots with regards to buffer planting strips with a minimum height of 3 feet inside the street property line where they are across the street from residentially zoned property. Furthermore, as required by Section 64-6.A.3.c of the Zoning Ordinance, any lighting for the parking lots shall be so arranged that the source of light does not shine on or at those properties to the North across Old Shell Road or into the right-of-way, and time limitations should be placed on the use of the lights. Athletic field and other site lighting must also meet these requirements.

It should be noted that parking on the grass is occurring around the existing baseball fields during games: such parking is not allowed. The site plan should be revised to show the provision of paved parking adjacent to the existing baseball field. All “future” parking areas should be constructed as part of this proposed application, and staff believes that additional paved parking is needed due to the amount of game-time traffic observed at the site.

With regards to site circulation, the site plans illustrates a future parking lot, to which there appears to be no access. Furthermore, the future roadway that encompasses the proposed practice fields has no designated end point, thereby serving no purpose. These are certainly issues that need to be addressed.

It should be further noted that the proposed building site has barbed wire fencing along Old Shell Road. Barbed wire fencing is not allowed in an R-1 Single-Family Residential District unless allowed by the Board of Zoning Adjustment. If the group application being considered by the Planning Commission is approved, the applicant must remove all barbed wire fencing, or make an application to the Board of Zoning Adjustment.

The 25-foot minimum building setback line is not depicted on the plat along Old Shell Road within the proposed building site; therefore, the preliminary plat should be revised to show the 25-foot setback line along Old Shell Road within the proposed building site.

It is understood that Master Plan Approvals are somewhat conceptual, and that individual applications are required for each project. The individual applications are necessary to review specifics regarding exact location, building size, compliance with landscaping and tree plantings, phasing, etc.

RECOMMENDATION

Planning Approval: Based on the preceding, it is recommended that this application be held over until the January 21st meeting, with required information submitted by January 8th, to allow the applicant to address the following items:

- 1) Revision of the site plans to illustrate provision of all “future” and additional parking, access roads, buffers, and site circulation;
- 2) Provision of trees and landscaping to bring the site into compliance with the requirements of the Zoning Ordinance;
- 3) Placement of a note on both site plans stating that lighting of parking facilities will comply with Section 64-6.A.3.c of the Zoning Ordinance;
- 4) Placement of a note on both site plans stating that the site will be in full compliance with screening and landscaping requirements for parking lots to comply with Section 64-6.A.3.i of the Zoning Ordinance;
- 5) Placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development Approval prior to the issuance of any permits; and

Planned Unit Development: Based on the preceding, it is recommended that this application be held over until the January 21st meeting, with required information submitted by January 8th, to allow the applicant to address the following items:

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- 2) Provision of trees and landscaping to bring the site into compliance with the requirements of the Zoning Ordinance;
- 3) Placement of a note on both site plans stating that lighting of parking facilities will comply with Section 64-6.A.3.c of the Zoning Ordinance;
- 4) Placement of a note on both site plans stating that the site will be in full compliance with screening and landscaping requirements for parking lots to comply with Section 64-6.A.3.i of the Zoning Ordinance;
- 5) Placement of a note on the site plans stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development Approval prior to the issuance of any permits; and

Subdivision: Based on the preceding, it is recommended that this application be held over until the January 21st meeting, with required information submitted by January 8th, to allow the applicant to address the following items:

- 1) Placement of a note on the plat stating that the development is limited to the existing approved curb-cut along Old Shell Road with the size, design and location of all new or revised curb-cuts must be approved by Traffic Engineering, and should comply with AASHTO standards; and
- 2) Depiction and labeling of the 25-foot setback line along Old Shell Road within the proposed building site.

Revised for the January 21st, 2010 meeting:

These applications were held over at the December 17th, 2009 meeting, as requested by staff.

The applicant submitted a revised plat and site plans. The revised plat and site plans depict most of the requested changes.

It should be noted that the road which encompassed the proposed development with no ending point has been removed from the site plan: the road now terminates at a proposed parking lot.

In regards to the barbed wire fencing, the applicant plans to remove the barbed wire fence and continue with the ornamental fencing along Old Shell Road.

It should also be noted that the site plan illustrates the existing concession stand being removed from the Southwest portion of the football field/track and replaced with a new larger concession stand at the Northwest portion of the football field/track.

The site plan also illustrates new lighting for the proposed softball fields, as well as a press box, concession stands and dug-outs. As stated in the initial review of the application, all lighting must comply with the requirements of the Zoning Ordinance: lighting should not shine onto adjacent residential property or into the street.

It should be pointed out that the applicant is proposing a covered walkway and drop off canopy on the Mobile Street side of the site with this application. No parking spaces will be lost, and site circulation should not be impacted.

No time frame has been provided regarding the development of the proposed “future” parking areas. The distance between existing paved parking and most of the athletic fields will result in continued parking on grass during events at existing and proposed fields on the West side of the site. Parking on grass is prohibited by the Zoning Ordinance.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

Planning Approval: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) Completion of the Subdivision process prior to application for building/Land Disturbance permits;
- 2) Depiction and provision of a 6-foot high wooden privacy fence around the perimeter of the site where it abuts existing residential development (Northwest portion), with the exception of within 25-feet of a street right-of-way, where the fence shall not exceed 3-feet in height;
- 3) Removal of all barbed wire fencing and construction of new ornamental fence (with permits) as part of the practice field development;
- 4) Placement of a note on both site plans stating that lighting of the site will comply with the requirements of the Zoning Ordinance;
- 5) Provision of trees and landscaping to bring the site into compliance with the requirements of the Zoning Ordinance; and
- 6) Full compliance with all other municipal codes and ordinances, and the obtaining of the appropriate permits.

Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

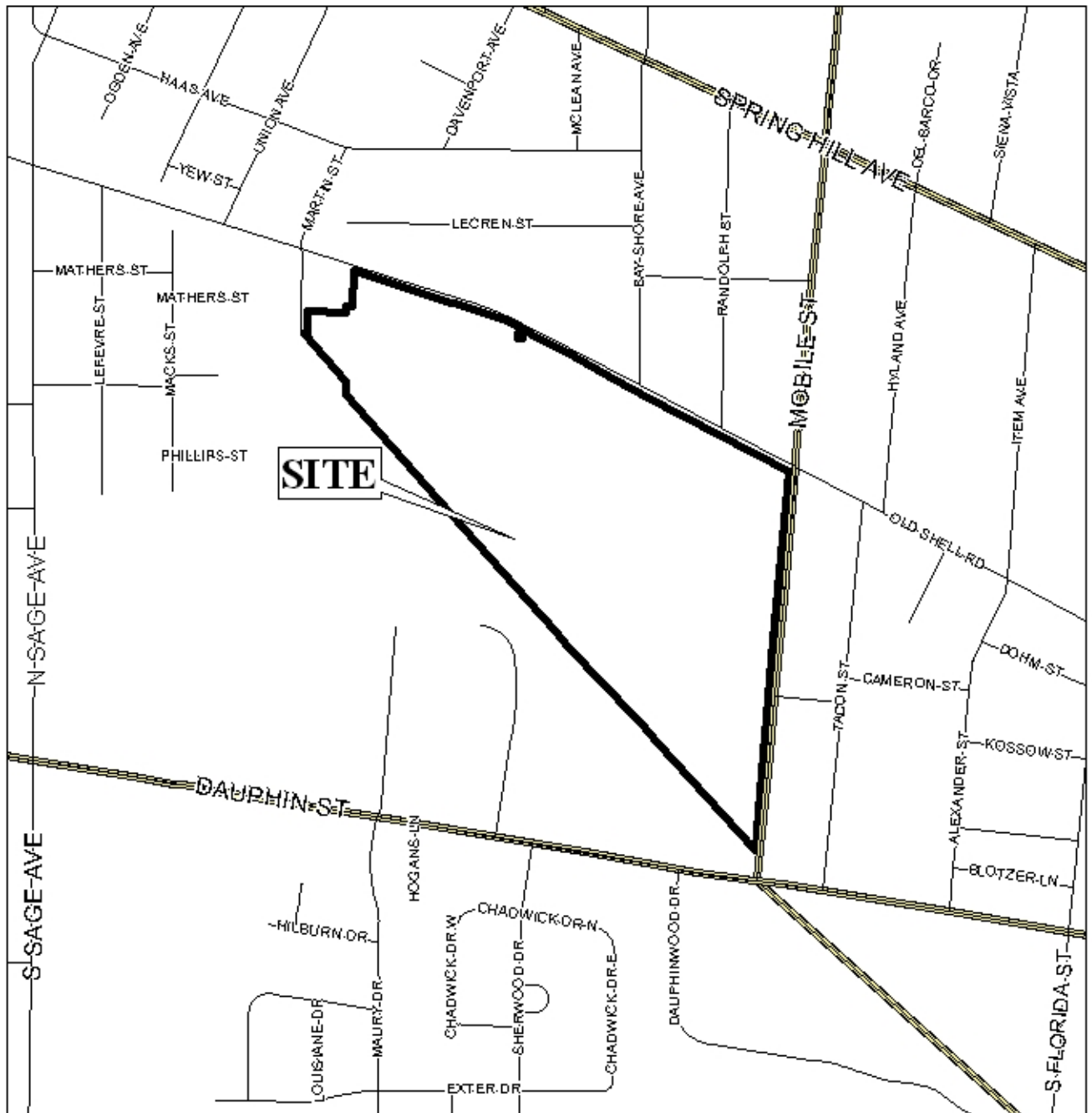
- 1) Completion of the Subdivision process prior to application for building/Land Disturbance permits;
- 2) Depiction and provision of a 6-foot high wooden privacy fence around the perimeter of the site where it abuts existing residential development (Northwest portion), with the exception of within 25-feet of a street right-of-way, where the fence shall not exceed 3-feet in height;
- 3) Removal of all barbed wire fencing and construction of new ornamental fence (with permits) as part of the practice field development;
- 4) Placement of a note on both site plans stating that lighting of the site will comply with the requirements of the Zoning Ordinance;
- 5) Provision of trees and landscaping to bring the site into compliance with the requirements of the Zoning Ordinance; and
- 6) Full compliance with all other municipal codes and ordinances, and the obtaining of the appropriate permits.

Subdivision: Based upon the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) Placement of a note on the plat stating that the development is limited to the existing approved curb-cut along Old Shell Road with the size, design and location of all new or revised curb-cuts must be approved by Traffic Engineering, and should comply with AASHTO standards;

- 2) Completion of the Subdivision process prior to application for building/Land Disturbance permits;
- 3) Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;
- 4) Submission of revised Planning Approval and PUD site plans prior to signing of plat; and
- 5) Full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 7, 8, 9 DATE January 21, 2010

APPLICANT UMS Wright Corporation

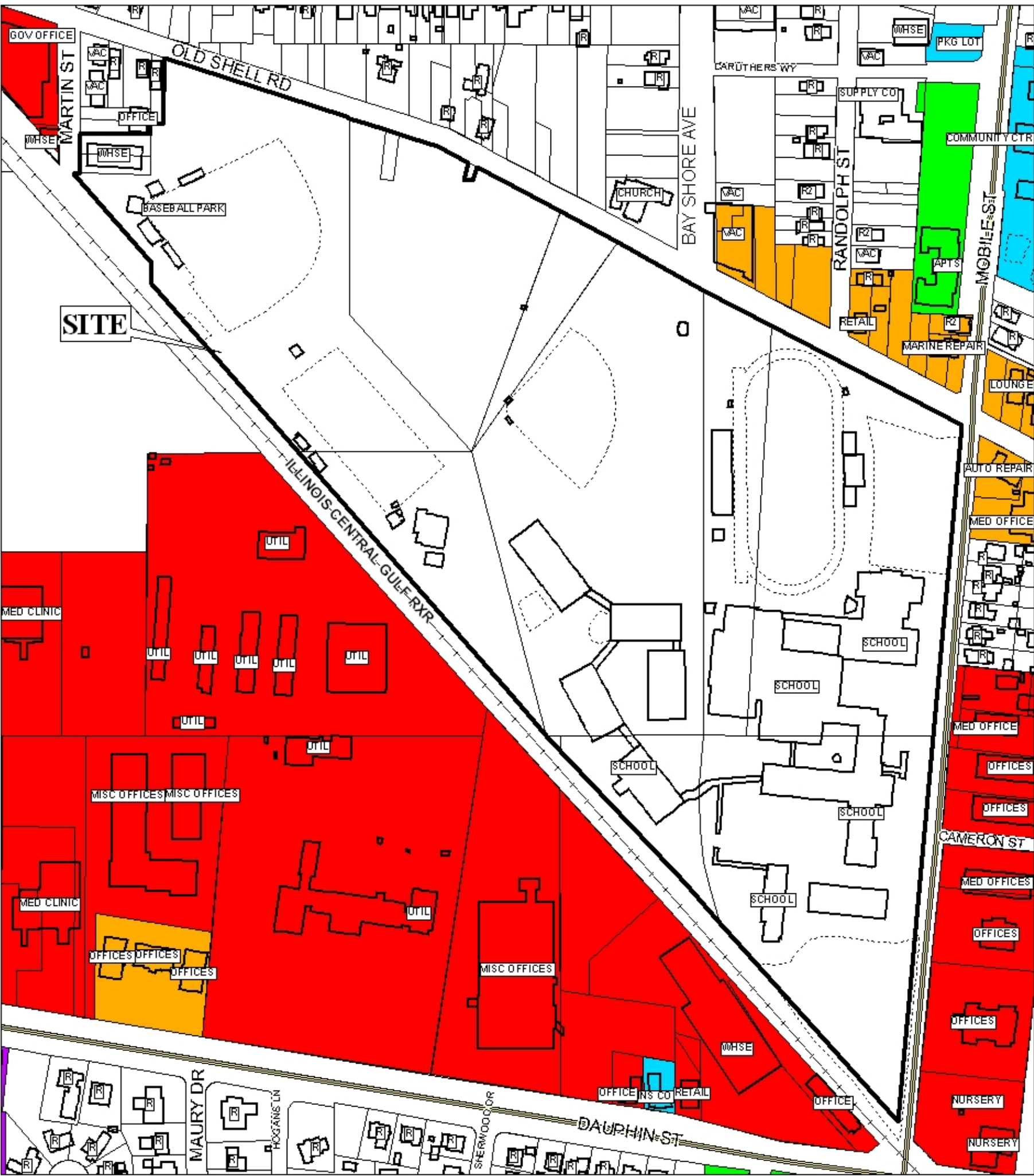
REQUEST Subdivision, PUD, Planning Approval

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NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial land use.

APPLICATION NUMBER 7, 8, 9 DATE January 21, 2010
APPLICANT UMS Wright Corporation
REQUEST Subdivision, PUD, Planning Approval

LEGEND															NTS
	R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

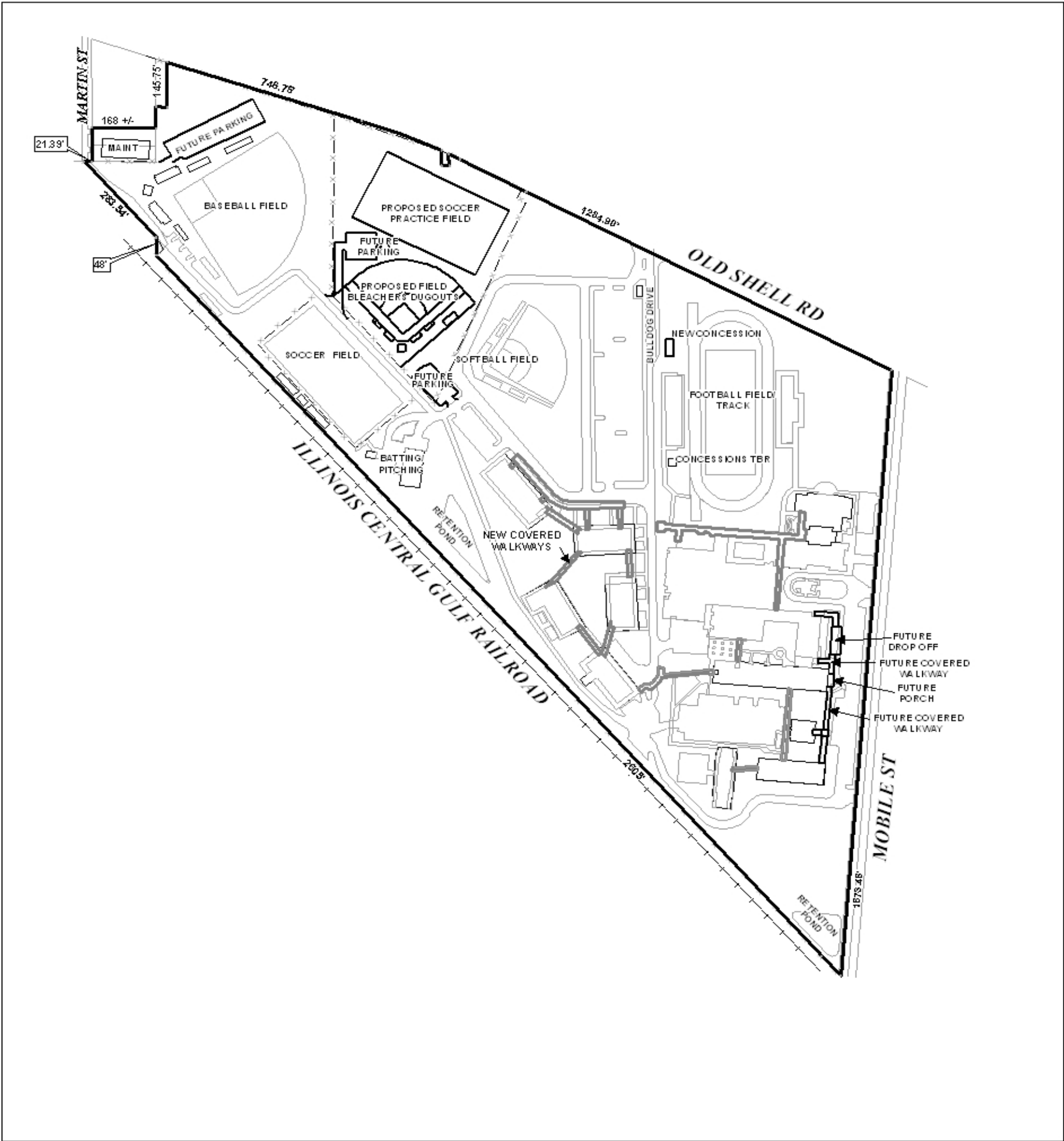


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REQUEST Subdivision, PUD, Planning Approval



SITE PLAN



The site plan illustrates the existing school facility, proposed fields, parking areas, covered walkways, and concession areas.

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REQUEST Subdivision, PUD, Planning Approval



