

PLANNED UNIT DEVELOPMENT**Date: April 6, 2017****DEVELOPMENT NAME**

Mobile Christian School

LOCATION5900 Cottage Hill Road
(North side of Cottage Hill Road, 230'± West of Freemont Drive West).**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-1, Single Family Residential District

AREA OF PROPERTY

20.3 ± Acres

CONTEMPLATED USE

Planned Unit Development approval to amend a previously approved Master Plan to allow new pole lights for a softball field in an R-1, Single Family Residential District.

**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

**ENGINEERING
COMMENTS****ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:**

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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.
4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location and design are subject to the approved PUD for this site, shall be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 (State Act 2015-116 and City Code Chapters 57 and 64).

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 seeking Planned Unit Development approval to amend a previously approved Master Plan to allow new pole lights for a softball field in an R-1, Single Family Residential District.

This site was most recently approved by the Planning Commission at its September 16, 2010 meeting. The applicant received approval to amend the Master Plan to allow multiple buildings on a single building site and redesign existing sports facilities, and Planning Approval to amend a previously approved Master Plan to allow a new baseball field, dugouts, press box, track, and football field to an existing school in an R-1, Single-Family Residential District.

As stated in Section 64-5. of the Zoning Ordinance, 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 any changes to the site plan must be approved by the Planning Commission.

Access management is a concern due to the presence of a major street and the number of existing curb cuts; however, any changes to the existing number, size or location of curb cuts should be approved by Traffic Engineering and conform to AASHTO standards.

The (PUD) approval is required due to the amendment to the master plan (PUD) to allow multiple buildings on a single building site. Additionally Planned Unit Developments are intended to encourage the unified development of land that is suitable in size, location and character for the uses of the proposed buildings. There are several objectives of Planned Unit Development (PUD) approval, such as: 1) to incorporate creative design to encourage innovative

and diversified design in building form and site development; 2) to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under the district regulations; 3) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment; 4) to preserve and protect as urban amenities the natural features and characteristics of the land; 5) to encourage the provision of common open space through efficient site design; and 6) to encourage optimum use of available public utilities, streets and common facilities.

The site plan depicts 6 new light poles located around the existing softball field. With the exception of a site plan and a photometric plan the applicant submitted very limited information for staff to review. The narrative provided with the application simply states “*The applicant request approval for the installation of 6 new poles lights for the Mobile Christian Softball Field. Installation of these lights will be done once the application has received approval from the City Planning Commission*”. The narrative does not address the hours of operations, days of the week the field will be occupied, nor does it mention if a public address system will be utilized.

It should also be pointed out that after reviewing the photometric plan; it appears that the lighting exceeds the required 0.2 foot candle limit where the site abuts residential property along the eastern boundary of the site. Staff typically requires all photometric plans to be in compliance with Sections 64-4.A.2 and 64-6.A.8 of the Zoning Ordinance.

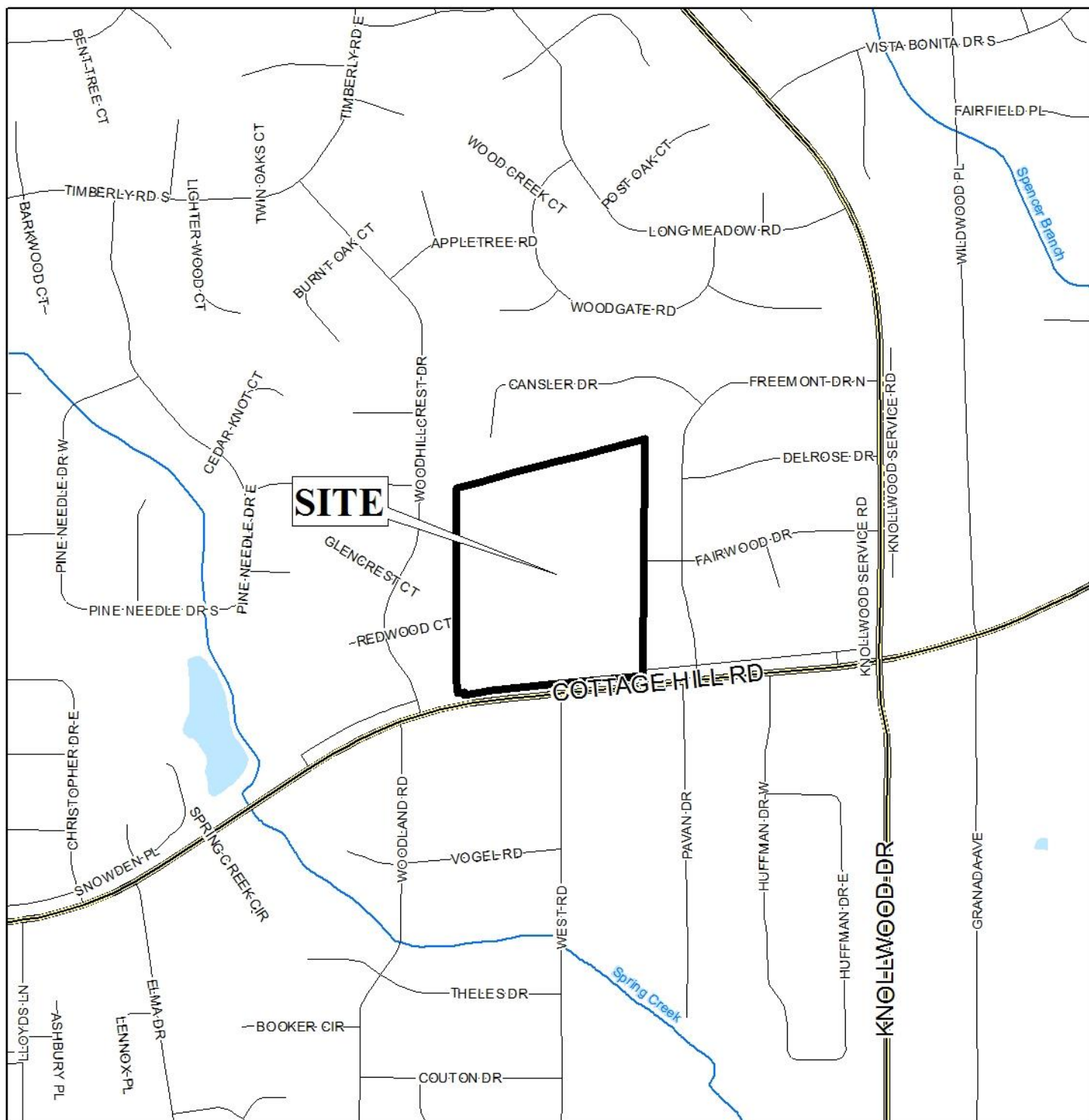
The applicant also failed to submit the associated Planning Approval application that is required with the PUD submission, as stated in an email between the applicant and staff on February 23, 2017. Therefore based on the lack of information provided and the additional PA application requirement, staff suggests that this application be heldover to allow the submission of additional information regarding hours of operation and use of a public address system and the associated Planning Approval application.

RECOMMENDATION

Planned Unit Development: Based on the preceding, the application is recommended for Holdover, until May 18, 2017 with revisions due by April 17, 2017 to allow for the following:

1. submission of the associated Planning Approval application;
2. verification regarding if a public address system is proposed; and
3. a revised narrative explaining the scope of operation regarding the softball field.

LOCATOR MAP



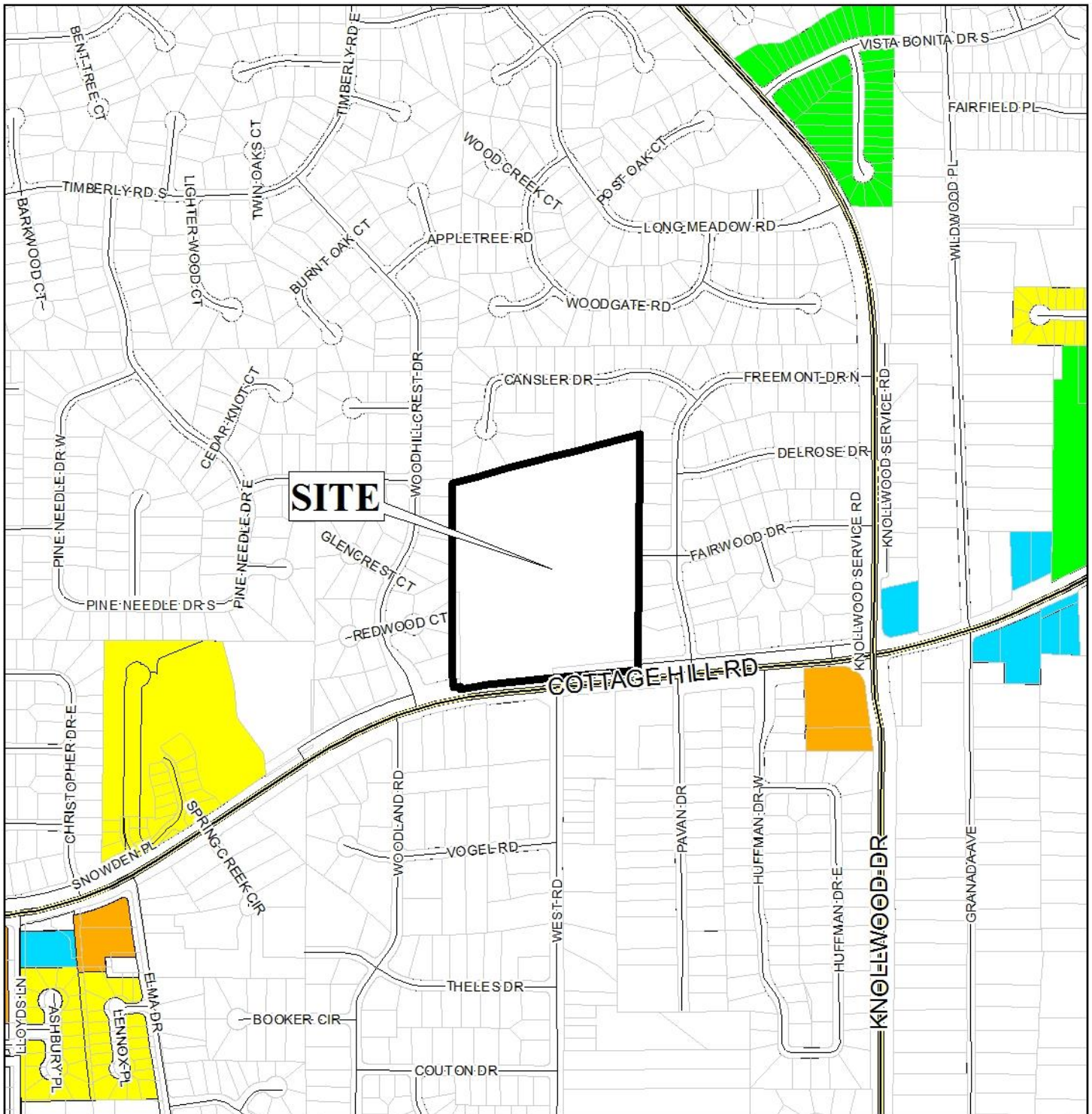
APPLICATION NUMBER 7 DATE April 6, 2017

APPLICANT Mobile Christian School

REQUEST Planned Unit Development



LOCATOR ZONING MAP



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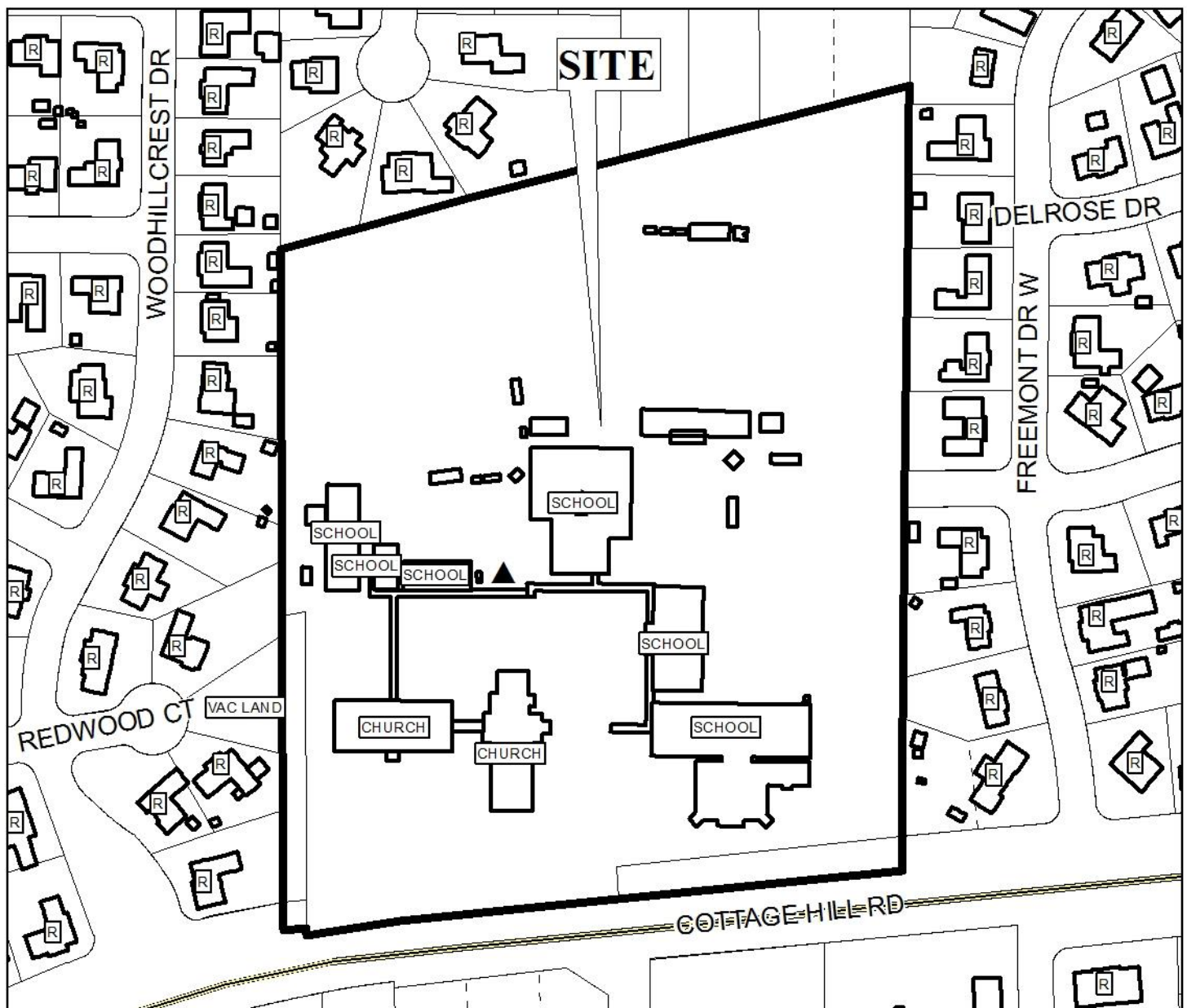
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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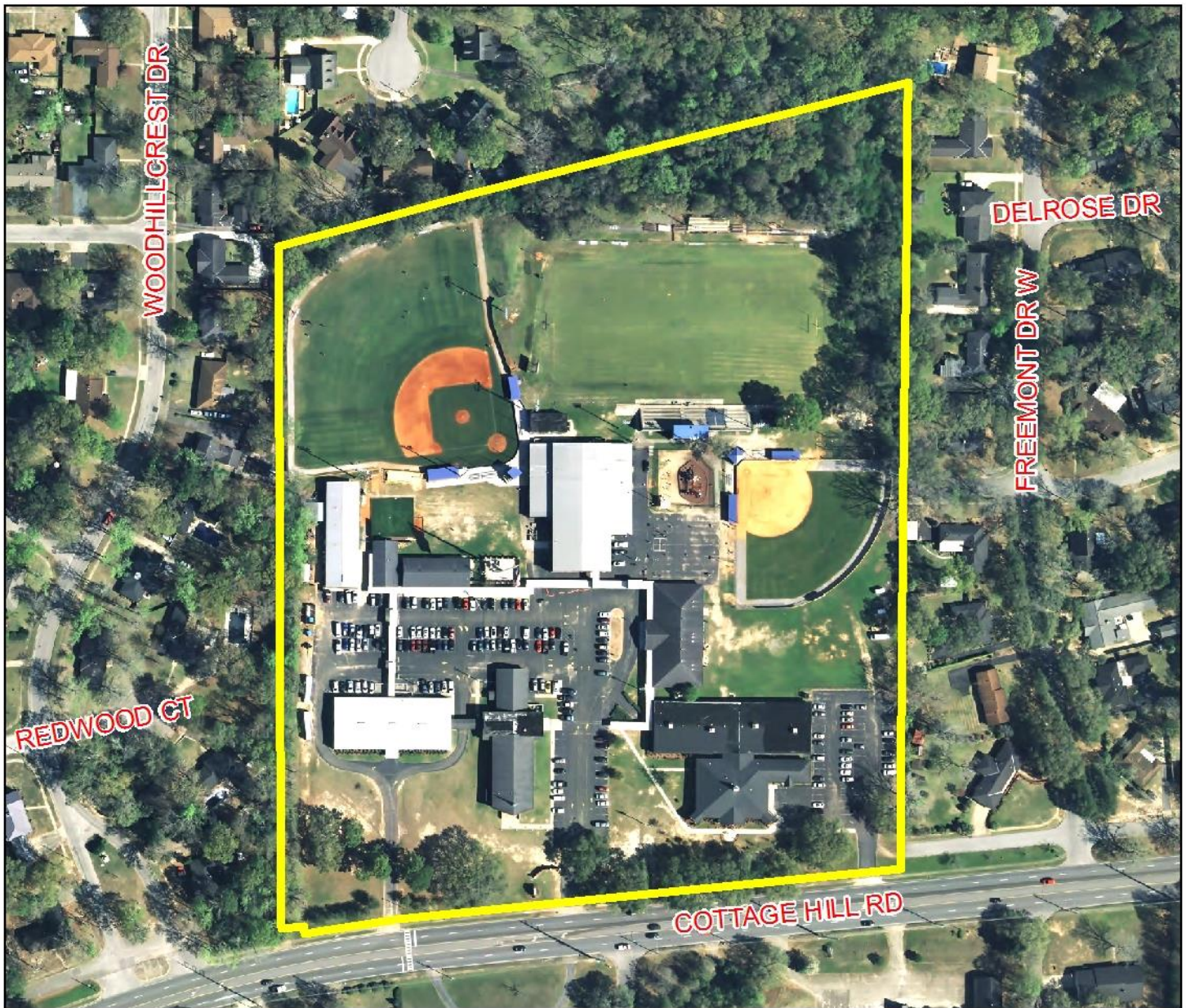
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by single family residential units.

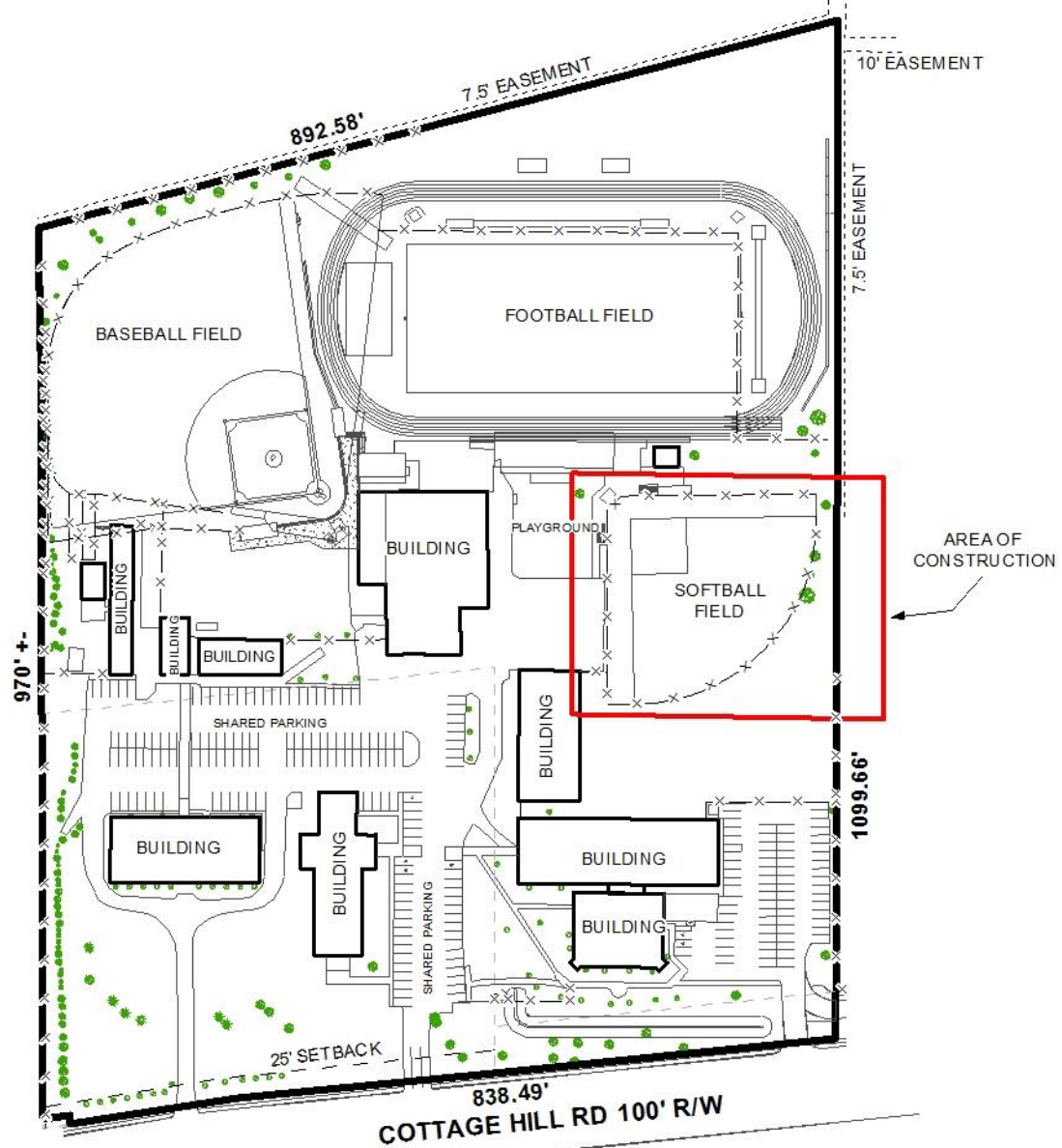
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SITE PLAN



The site plan illustrates the existing buildings, parking, setback, easements, and area of construction.

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