

**PLANNED UNIT DEVELOPMENT
& PLANNING APPROVAL REPORT****Date: September 16, 2010****DEVELOPMENT NAME**

Mobile Christian School Subdivision

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

City Council District 6

**PRESENT
ZONING DISTRICT**

R-1, Single-Family Residential

AREA OF PROPERTY

20.3± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved 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.

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval.

**ENGINEERING
COMMENTS**

Need engineer's certification that adequate detention is provided for any increase in impervious area added to the site since 1984 in excess of 4,000 square feet. Engineer's analysis of the capacity of the receiving drainage system required for the release of storm water into the system. If undersized, then either additional detention must be provided or the applicant shall improve the receiving drainage system. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

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**

No comments submitted.

REMARKS

The applicant is seeking Planned Unit Development (PUD) Approval and Planning Approval to amend previously approved Master Plans to allow multiple buildings on a single building site and redesign existing sports facilities, in an R-1, Single-Family Residential District. The site is located in Council District 6.

The site has received previous approvals for expansion projects in July, 2009, to amend a previous approved Planned Unit Development (PUD) and Planning Approval to amend a previously approved Planning Approval to allow a new press box and two dugouts at an existing private school in an R-1, Single-Family Residential District.

Having completed those projects, the school now desires to demolish the existing baseball field and accessory buildings in order to establish a new baseball field layout and to upgrade the existing facilities. Included in the new baseball field layout, dugouts, press box, track and field area and concrete parking are to be constructed as well as shift the existing football field approximately 10-15-feet easterly.

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 hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

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.

It is very important to note that both Planning Approval and Planned Unit Development review are site plan specific; therefore any future changes (parking, structure expansion, etc.,) must be resubmitted for review, and be approved through the planning process.

Proposed improvements are located within the area of the existing baseball field along the West side of the property to include a re-orientation of the baseball field, rotating approximately 20 degrees west from its axis home plate and adding dugouts and a press box. The project would also consist of adding a 6-lane track around the existing football field to include discus, shot put, long jump, high jump, pole vault and javelin areas within the interior of the proposed track layout. Both areas of improvements to the campus are bounded by residences in an R-1, Single-Family Residential district. These changes should not decrease privacy to adjoining residents as the baseball field would not be located any closer to the residential properties; however, the track

location would require substantial tree removal, which currently act as a site and sound buffer to the residences to the East. Also illustrated on the site plan is a proposed retaining wall, as no topographical or elevation details are illustrated; however, staff has received verbal information from the site engineer that the retaining wall may be 8-10-feet high at the northeastern point due to the topographical change in this area of the site. For safety and privacy reasons the applicant would construct a 6-foot high solid wooden fence on top of the proposed retaining wall.

Bleacher sizes are indicated to be the same as previously approved for the football field and baseball field; however, two, 16-feet x 32-feet concrete pads are illustrated to allow the bleachers to be moved to the interior of the track during football season and to the exterior of the track during track and field events. As there is to be no increase in required parking and no changes are proposed to existing parking lots or internal traffic flow, no Traffic Impact Study would be required.

Several Oak trees are proposed to be removed in the areas of the proposed track and field events area, and from the possible fill to be added to the northeast side of the project area due to the extreme slope of the property. The site has ample trees on site to absorb this loss; however, as the relocation or of the repositioning of the existing outfield fence may be located 10-feet from the property line at its closest point and increasing from there, ample room is provided for a 10' vegetative buffer strip along the East and West sides of the complex, extending from the new fence line to the existing fence line along the North side of the existing softball field fence along the West side of the overall site.

It should be noted that the applicant may be required to provide additional netting to reduce the number of baseballs leaving the baseball field. However, this may not be practical from a buffer standpoint due to the location of several large developed trees within this area.

It should also be noted that the location of the existing light poles for the football field are not illustrated on the site plan; therefore, should be included on the revised site plan as well as the photo metrics of each light pole.

RECOMMENDATION

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

- 1) submission of individual applications for each project (other than that 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;
- 2) 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);
- 3) the provision of a 10' vegetative buffer along the East and West side of the complex, along all proposed project areas;
- 4) submission of two copies of the revised Site Plan illustrating the location of all light poles with the photo metrics of each light pole;

- 5) the placement of a note on the Site Plan stating that any additional classrooms or administration buildings to the campus would require a Traffic Impact Study; and
- 6) full compliance with all municipal codes and ordinances.

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LOCATOR MAP



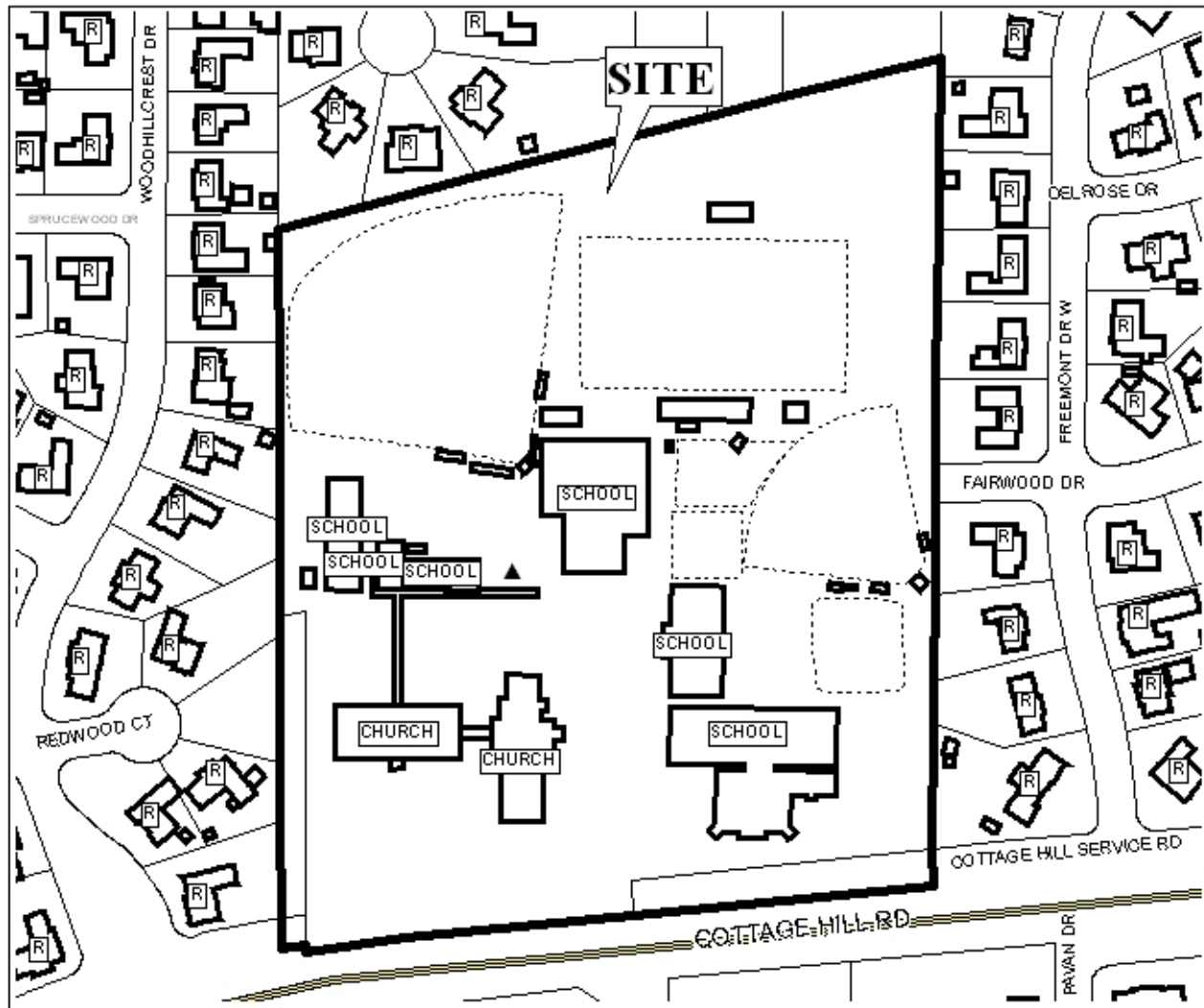
APPLICATION NUMBER 9 & 10 DATE September 16, 2010

APPLICANT Mobile Christian Incorporated School Subdivision

REQUEST Planned Unit Development, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units

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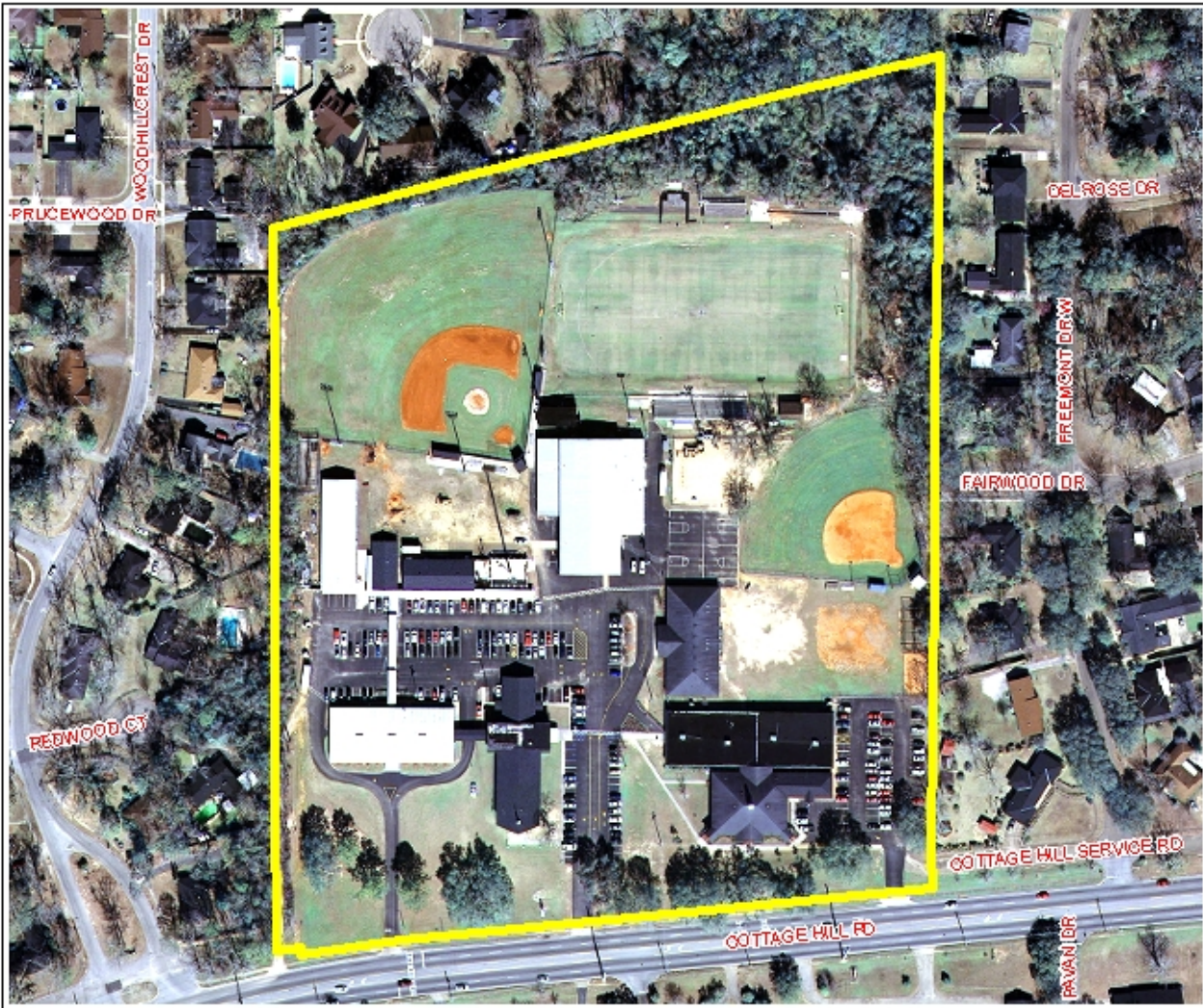
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LEGEND

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|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|
| | | | | | | | | | | | | | | | 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 | |

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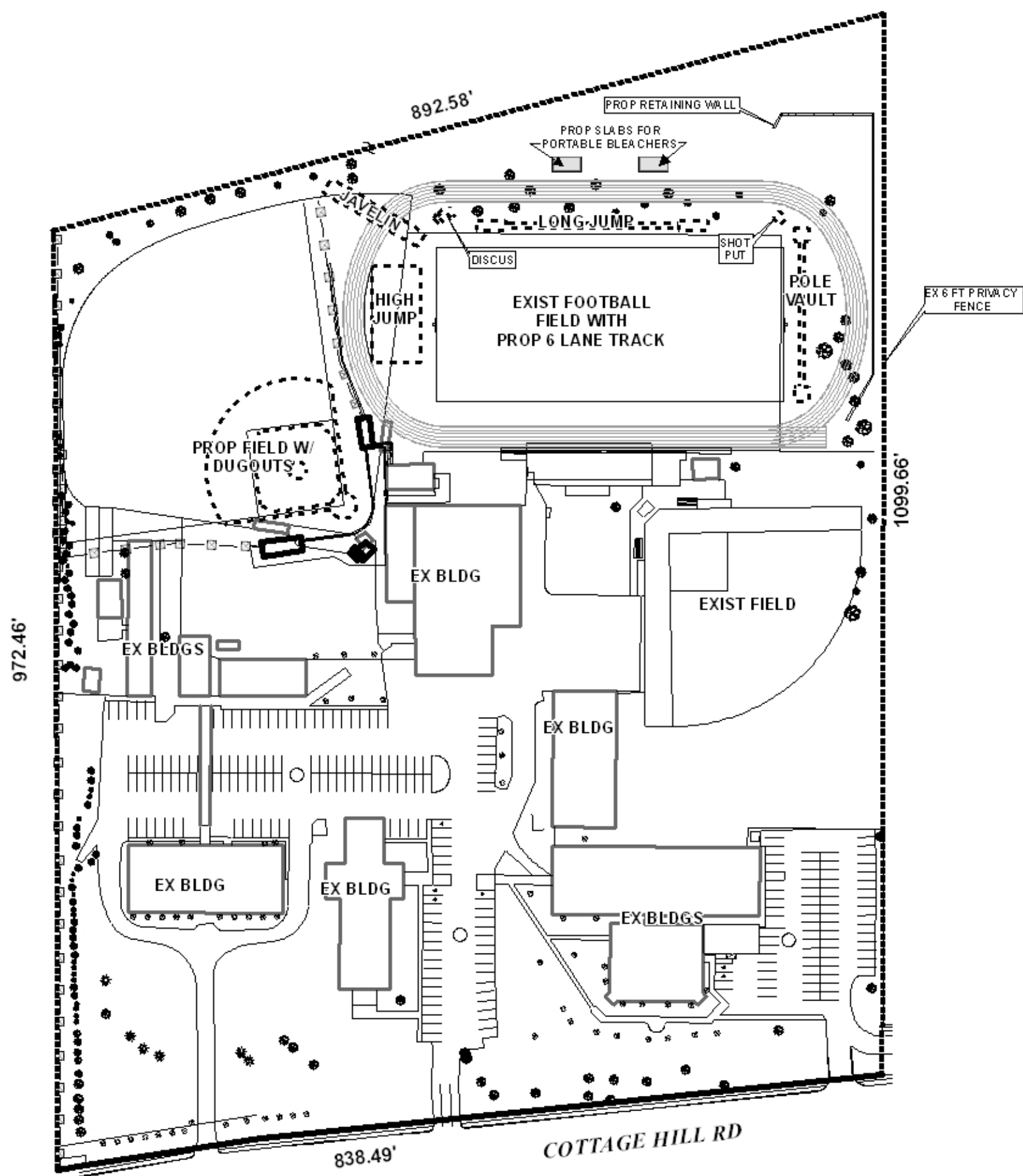
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SITE PLAN



The site plan illustrates the existing facilities, proposed baseball field, and proposed track.

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