

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: December 1, 2011****NAME**

St. Ignatius Parish

LOCATION3650, 3704, 3708 and 3758 Springhill Avenue
(Northwest corner of Springhill Avenue and Tuthill Lane
and extending to the Northeast corner of Springhill Avenue
and Knowles Street)**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-1, Single-Family Residence District

AREA OF PROPERTY1 Lot / 13.3 \pm acres**CONTEMPLATED USE**Planning Approval to amend a previously approved
Planning Approval allowing an existing church and school
in an R-1, Single-Family Residential District, and Planned
Unit Development Approval to amend a previously
approved Planned Unit Development allowing multiple
buildings on a single building site to include a future
outdoor plaza, classrooms, parish hall, kitchen, cafeteria
and parking facilities.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**Must comply with all storm water and flood control
ordinances, including providing stormwater detention plans and calculations for the proposed
improvements. Provide a dedication of a minimum radius of 25', or as otherwise approved by
the City, at the intersections of Spring Hill Avenue & Tuthill Lane, and at Spring Hill Avenue
and Knowles Street. Any work performed in the existing ROW (right-of-way) will require a
Right of Way (ROW) permit from the Engineering Department and must comply with all City of
Mobile ROW code and ordinance requirements. Drainage from any existing or proposed
dumpster pads cannot discharge to the storm sewer system; each pad must have a connection to
the sanitary sewer system.**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).

Coordinate with Urban Forestry the proposed grading under the drip line of the 33" Live Oak Tree located on the South side of the project area.

FIRE DEPARTMENT**COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is requesting Planning Approval to amend a previously approved Planning Approval allowing an existing church and school in an R-1, Single-Family Residential District, and Planned Unit Development Approval to amend a previously approved Planned Unit Development allowing multiple buildings on a single building site to include a future outdoor plaza, classrooms, parish hall, kitchen, cafeteria and parking facilities. Churches and private schools require Planning Approval when located in R-1 districts.

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.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

It is very important to note that the Planning Approval and PUD review are site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Additionally, if the scope of operations for the school or the site plan are changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The site was the subject of Subdivision, Planning Approval and PUD consideration at the October 22, 2010 meeting of the Planning Commission, where it was approved. The Subdivision plat has since been recorded. Prior to the approvals in 2010, the last Subdivision, Planning Approval and PUD approvals for the site were granted at the November 16, 2000 meeting of the

Planning Commission. The Master Plan approved at the November 2000 meeting included substantial additions to the site, of which only a few have been completed.

The new applications for Planning Approval and PUD specifically are to address proposed improvements to the greenspace area that will include a re-grading of a majority of the greenspace area to create a relatively level play area: these changes were not indicated in the previous applications, hence the applications at hand.

The site fronts onto two minor streets, Tuthill Lane and Knowles Street, and Spring Hill Avenue, a proposed major street. The site also abuts two segments of an unnamed street or alley. Dedication was required as part of the 2010 approval, and while shown on the final, recorded plat, is not reflected on the site plans. The site plans should be revised to reflect right-of-way dedication along both Spring Hill Avenue and Knowles Street.

The overall site has three curb-cuts onto Tuthill Lane, five curb-cuts onto Spring Hill Avenue, and no curb-cuts onto Knowles Street. The site should be limited to its existing curb-cuts, and any changes to existing curb-cuts must be approved by the Planning Section of Urban Development and Traffic Engineering, and comply with AASHTO standards. Access to the abutting unnamed street/alley should be denied, as should access to Knowles Street.

The 25-foot minimum building setback line is not fully depicted on the site plans. The site plans should be revised to depict the 25-foot minimum building setback line from all public rights-of-way, and should reflect any required dedication.

The site plans show the removal of the existing Loyola Hall on the East side of the site, as well as an existing residential-type structure and small outbuilding on the West side of the site. Proposed future construction includes a 30,600 \pm square foot new parish hall with cafeteria and kitchen, and a 7,500 \pm square foot classroom building. The plan also depicts the addition of 126 new parking spaces to the existing 196 parking spaces. The existing detention pond is proposed to be relocated to the Northern-most section of the site, to allow for the construction of the proposed classroom building. Finally, a new outdoor plaza is proposed along the Spring Hill Avenue frontage, replacing an existing parking area. It should be noted that no timeframe is provided for the proposed improvements.

Due to the proposed increase in building area, a traffic impact study (TIS) should be required prior to any new building construction. The TIS should be submitted to the Planning Section of Urban Development and the Traffic Engineering Department at least two months prior to any anticipated construction in case new applications to the Planning Commission are required.

Information on the site plan regarding parking requirements indicates that parking for 52 teaching stations is required, and that parking for 600 pew seats is required. It is not clear if the teaching station information is for existing only, or includes proposed new classrooms. The parking ratio information lists a total parking requirement of 222 parking spaces: there are 196 existing spaces, and an additional 126 spaces are proposed for a total of 322 parking spaces.

With the exception of the new greenspace area, the proposed improvements match those approved by the Planning Commission at its November 16, 2000 meeting.

The new parking proposed fronting Tuthill Lane, across from single-family residential properties, should include a 3-foot high wall or vegetative buffer, in compliance with Section 64-6.A.3.i. of the Zoning Ordinance. Furthermore, any lighting of the parking area or the site must comply with the lighting requirements of the Zoning Ordinance: lighting cannot shine onto adjacent residences or into the public right-of-way, and must be provide for parking areas containing 10 or more parking spaces that are utilized at night (Sections 64-6.A.3.c. and 64-4.A.2. of the Zoning Ordinance).

Regarding the proposed greenspace, the plan indicates that the area will be utilized for school play activities, parish picnics and sports practice. Substantial grading of the greenspace area will be undertaken to provide a level area for the site, however, an existing 33-inch oak tree will be preserved. Otherwise, no improvements, such as lighting or buildings are proposed in the greenspace area – a note on the drawing states that there will be no permanent lighting of the greenspace area.

The proposed active greenspace will be across streets / public rights-of-way from existing single-family residences, specifically those located along Knowles Street. While the Knowles Street right-of-way appears heavily vegetated, the greenspace should still be bounded by a buffer in the form of a 6-foot high wooden privacy fence, located 25-feet from the right-of-way edges for Spring Hill Avenue and Knowles Street (after dedication along both streets), and 10-feet from the North property line.

No sidewalks will be required along Knowles Street due to existing vegetation and slopes making the provision of a standard sidewalk very difficult. A sidewalk waiver was granted along Knowles Street by the Planning Commission at its June 16, 2011 meeting.

To protect adjacent residences, the PUD and Planning Approval site plans should depict a 10-foot setback buffer along the property lines which do not abut Tuthill Lane, Spring Hill Avenue or Knowles Street. Where the property abuts unopened rights-of-way, any new buffer fences should be set back at least 10-feet if they are more than 3-feet in height.

It should be pointed out that the site plan does not reflect the gated entrance located on Tuthill Lane – the entrance is shown, but the fact that it is gated is not indicated. The site plan should be revised to accurately reflect which entrances are gated, and the location of walls, or other structures. Also, it appears that the existing fence along Knowles Street is topped with strands of barbed-wire: such fencing is not allowed in residential districts without variances, thus the barbed-wire topping should be removed, or a variance should be requested.

As the site plans indicate that existing buildings will be removed and new buildings constructed over time, full compliance with the tree and landscaping requirements of the Zoning Ordinance should be required at the time of new construction. However, frontage trees should, at minimum, be immediately required for the greenspace site along the Spring Hill Avenue and Knowles Street frontages.

Finally, 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

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

- 1) revision of the site plan to reflect dedication of right-of-way along Spring Hill Avenue (50-feet from centerline) and Knowles Street (25-feet from centerline), including a corner radius;
- 2) revision of the plat and site plan to depict and label the 25-foot minimum building setback from all open public rights-of-way;
- 3) revision of the site plan to depict and label a 10-foot minimum building setback and buffer from all other property boundaries that are not open public rights-of-ways;
- 4) revision of the site plan to depict any existing or proposed gated driveway entries or walls;
- 5) provision of a 6-foot high wooden privacy fence for the greenspace area at the 25-foot street setback and 10-foot buffer setback lines on the South, West and North sides, removing the existing fence along Spring Hill Avenue with permits, prior to the use of the space;
- 6) provision of frontage trees for the greenspace area along Spring Hill Avenue and Knowles Street, to be coordinated with Urban Forestry;
- 7) removal of barbed-wire from the existing fence along Knowles Street, or application for a variance to allow the barbed-wire to remain;
- 8) placement of a note on the site plan stating that a Traffic Impact Study will be required prior to the construction of any new buildings on the site, to be submitted to Traffic Engineering and Planning at least 2 months prior to the anticipated new construction
- 9) placement of a note on the site plan stating that the site is limited to an approved Planned Unit Development and Planning Approval site plan;
- 10) placement of a note on the site plan stating that lighting of the site and parking areas will comply with Sections 64-6.A.3.c. and 64-4.A.2. of the Zoning Ordinance;
- 11) compliance with Engineering comments: *(Must comply with all storm water and flood control ordinances, including providing stormwater detention plans and calculations for the proposed improvements. Provide a dedication of a minimum radius of 25', or as otherwise approved by the City, at the intersections of Spring Hill Avenue & Tuthill Lane, and at Spring Hill Avenue and Knowles Street. Any work performed in the existing ROW (right-of-way) will require a Right of Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements. Drainage from any existing or proposed dumpster pads cannot discharge to the storm sewer system; each pad must have a connection to the sanitary sewer system.);*

- 12) compliance with 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). Coordinate with Urban Forestry the proposed grading under the drip line of the 33" Live Oak Tree located on the South side of the project area.);*
- 13) placement of a note on the plat and site plan stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, prior to the issuance of any permits or land disturbance activities;
- 14) submission of a revised PUD site plan to the Planning Section of Urban Development prior to any request for land disturbance permits;
- 15) at the time of application for permit(s), the applicant is to submit letters of notification of permit submission, which are to be mailed to residents of Knowles Street as notified for these applications at the applicant's expense, to the Planning Section of Urban Development (letters to be date stamped by the Planning Section when received) and,
- 16) full compliance with all other municipal codes and ordinances.

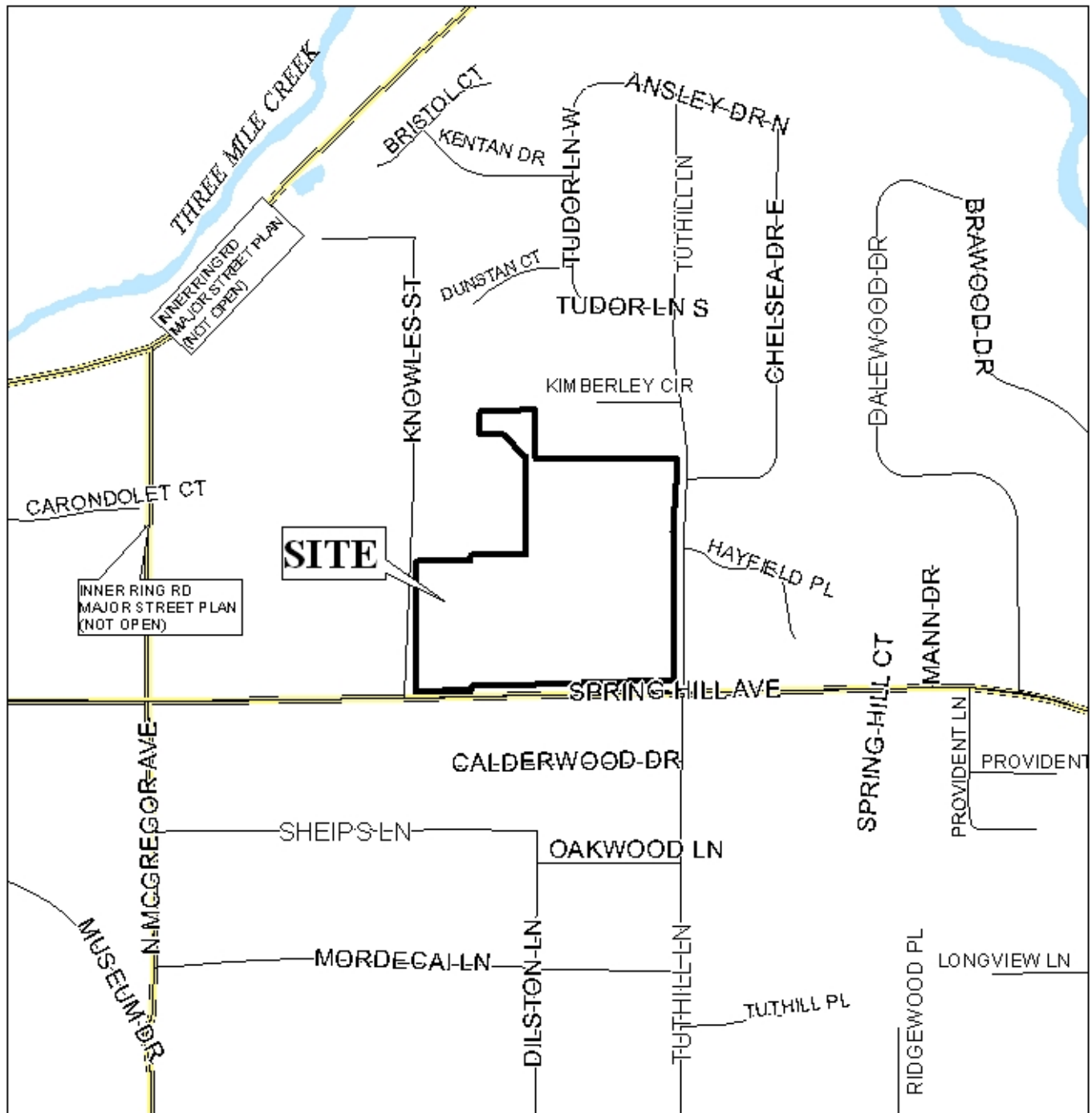
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LOCATOR MAP



APPLICATION NUMBER 9 & 10 DATE December 1, 2011

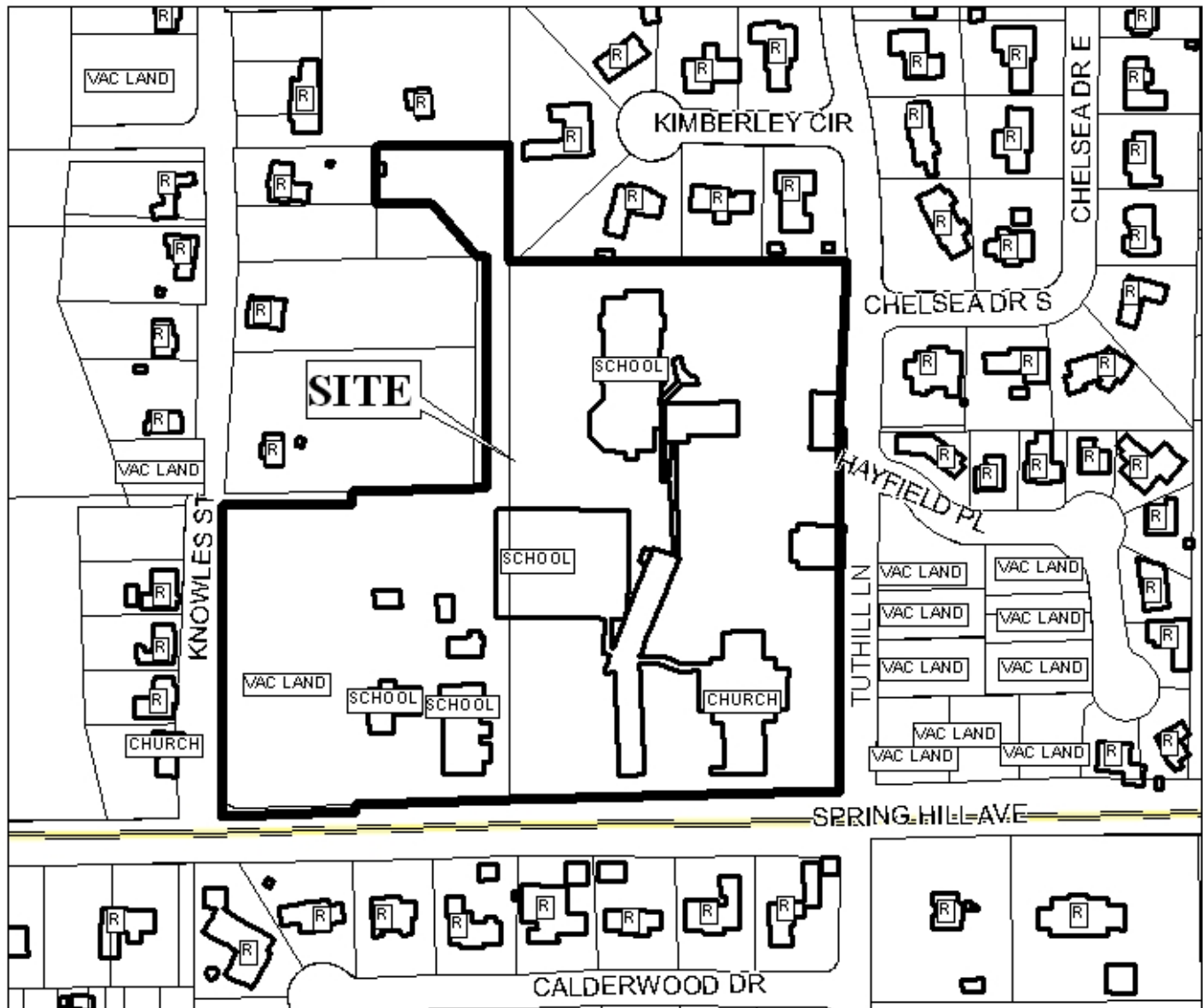
APPLICANT St. Ignatius Parish

REQUEST Planning Approval, PUD



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING


















The site is surrounded by single family residential units.

APPLICATION NUMBER 9 & 10 DATE December 1, 2011

APPLICANT St. Ignatius Parish

REQUEST Planning Approval, PUD

LEGEND															
	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



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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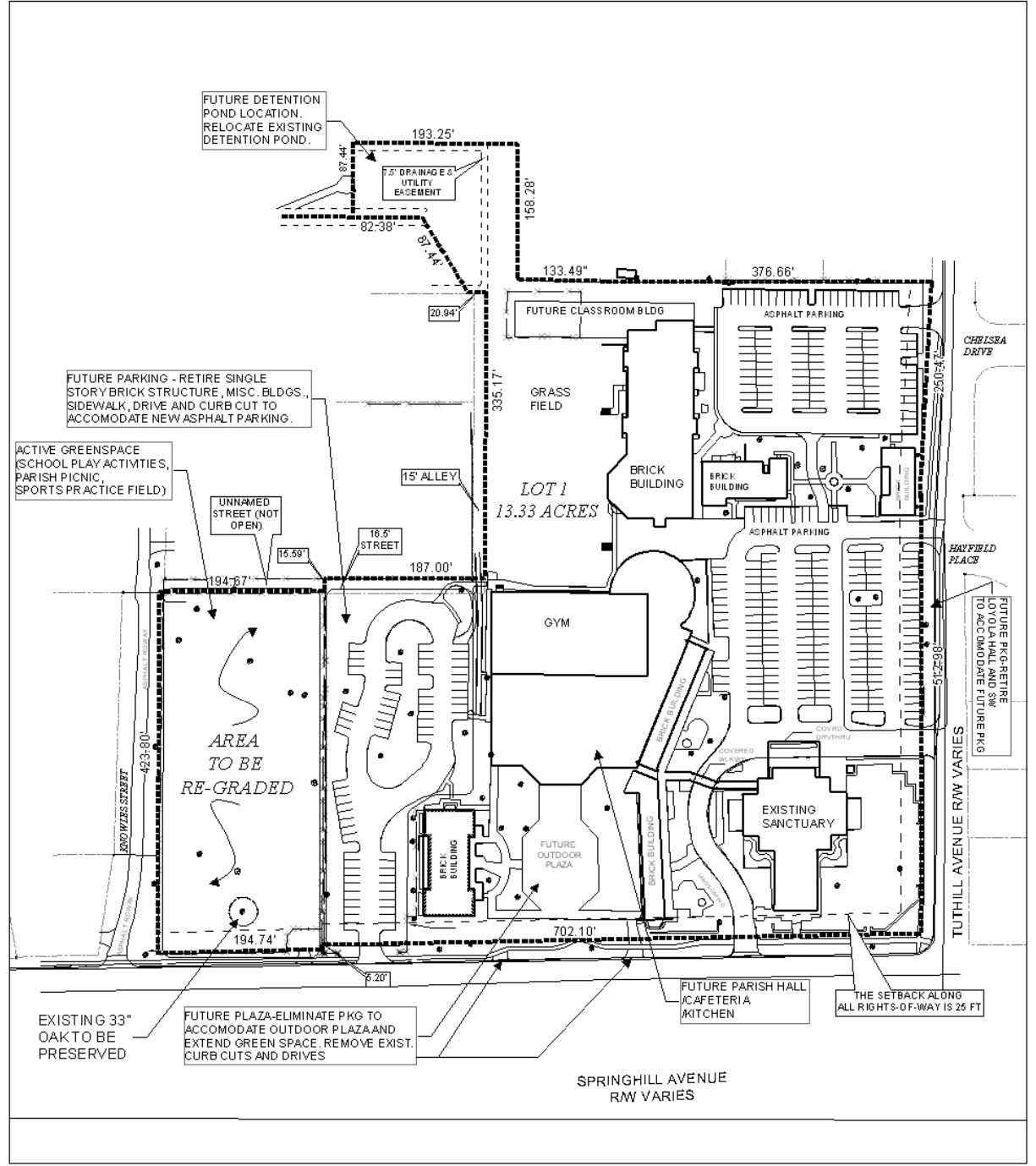
APPLICANT St. Ignatius Parish

REQUEST Planning Approval, PUD



NTS

SITE PLAN



The site plan illustrates the proposed buildings, drives, and parking.

APPLICATION NUMBER 9 & 10 DATE December 1, 2011 ^N

APPLICANT St. Ignatius Parish

REQUEST Planning Approval, PUD

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