

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL****Date: May 7, 2020****NAME**

St. Ignatius Parish, Mobile

SUBDIVISION NAME

St. Ignatius Subdivision, Resubdivision of

LOCATION3650, 3704, 3708 & 3758 Spring Hill Avenue
(Northwest corner of Spring Hill Avenue and Tuthill Avenue and extending to the Northeast corner of Spring Hill Avenue and Knowles Street).**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

13.3± acres

CONTEMPLATED USE

Planned Unit Development Approval and Planning Approval to amend a previously approved Planned Unit Development/Master Plan and Planning Approval/Master Plan for an existing church and school in an R-1, Single Family Residential District to allow an expansion of the site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Sequence One:	August 2019 - September 2020
Sequence Two:	October 2020 - March 2021
Sequence Three:	April 2021 - October 2021

**ENGINEERING
COMMENTS****Planned Unit Development:** Retain NOTES #13 - #18, as shown on the PUD SITE PLAN as submitted.**Planning Approval:** No comments.**TRAFFIC ENGINEERING
COMMENTS**

New PUD Site Plan shows 1 curb cut on Springhill Avenue where there are currently 5. All curb cuts except the one shown on the new site plan should be properly abandoned and repaired with curb and gutter, landscaping, and sidewalk, etc. New PUD Site Plan shows 3 curb cuts to Tuthill Lane where there are 3 existing. All 3 can remain but the center location should be repaired to provide correct radii and curbing/paving layout.

There is existing asphalt paving in the ROW that should be removed and the area should be repaired to COM standard driveway/drainage/sidewalk/neutral ground layout.

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. All 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site 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 (2012 International Fire Code).

REMARKS

The applicant is requesting Planned Unit Development Approval and Planning Approval to amend a previously approved Planned Unit Development/Master Plan and Planning Approval/Master Plan for an existing church and school in an R-1, Single Family Residential District to allow an expansion of the site.

The site has been given an Institutional (INS) land use designation, per the Future Land Use Plan and Map, adopted by the Planning Commission at its May 18, 2017 meeting. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification (see below). Semi-public uses such as grammar and high schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included. Parks and public open space are not included but have their own land use classification.

Note: Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor. The specific location and design of these complementary uses is subject to zoning.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The review required for Planning Approval (PA) 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 (PUD) 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.

Planning Approval and PUD approval are site plan specific, thus the plan must be accurate at time of submittal, and any changes to the site plan must be approved by the Planning Commission. Also, PUDs expire in one year if no permits are obtained.

The site last received PUD approval and PA from the Commission in February 2019 to amend the Master Plan for the church and school. A one-lot subdivision was also approved in June 2019 to amend the previously-approved subdivision for the site to allow a front yard setback encroachment for the proposed sanctuary.

Due to a change in project sequence plans, the applicant now proposes to retain a building originally planned for removal in Sequence One and delay its removal until Sequence Three. As this would differ from the PUD and PA approvals of 2019, an amended PUD and PA are required; hence these applications. Although it should be noted there are no changes proposed to the boundaries of the approved and recorded subdivision.

The applicant describes the proposed project as such:

7. PROJECT DESCRIPTION

The first sequence for the St. Ignatius Parish project is currently under construction. There has been a request to keep the existing Youth (Frassati) Center, which was to be removed in the first sequence originally. This has now been moved back to Sequence Three, which is anticipated to

start in 2021. Retaining this building for Sequence One work does not change the Overall Master Plan after the commencement of Sequence Three.

The first sequence parking requirements will be based off the new church seating (744 Parishioners) and the current School and teacher capacity (600 students and 32 teachers). This sequence will provide 238 parking stalls, including (7) ADA, (238 provided 234 required).

The proposed Master Plan for the St. Ignatius and School includes new construction, renovations and additions to existing buildings, and the demolition of several existing buildings. The intent of the project is to meet the present and long term needs of a well-established institutional facility located in the suburban neighborhood along Spring Hill Avenue.

St. Ignatius Church is located on approximately 13.33 acres (578,088 SF) at 3704 Spring Hill Avenue. Present zoning is R-1 and Parcel ID Number is 00439779/R022801123002015. The property has served as a Church and Catholic School since 1953. Church services were held in various locations until 1978 when the first phase of the church was constructed. Additional seating was added in 1991. The following is a list of existing buildings resulting from an assessment study completed in 2016.

Murray Building (2 story, Middle School K-6 education)	RETAIN
Gymnasium, Stage, Cafeteria, and Classroom Building	ADD/RENOVATE
Education Building (2 story, Pre K, 7th and 8th grades)	ADD/RENOVATE
Pre K 3 year olds	RENOVATE
Mother's Day Out/Toddlers/Cribs	DEMOLISH
Mother's Day Out/2 year old	DEMOLISH
Church Activity Building (Strip Mall)	DEMOLISH
Marian Center (Parish Hall)	RETAIN
Church	ADD/RENOVATE
Church Administration/Rectory (2 story)	DEMOLISH
Chapel	RETAIN
Frassati Youth Center	DEMOLISH

*The present Church seats approximately 750 Parishioners. The Master Plan includes a new church of approximately the same capacity, seating **744**. The present School includes Early Learning and Mother's Day Out classes through 8th grade with a total capacity of 600 students and 32 teachers.*

Early Learning Center (ELC): 40

PreK2: 36 PreK3: 50 PreK4: 45 Kindergarten: 39

1st Grade:: 47 2nd Grade: 39 3rd Grade: 49 4th Grade: 53

5th Grade: 52 6th Grade: 48 7th Grade: 45 8th Grade: 50

Total: 593 students present attendance

The Master Plan will allow for a slight increase (30 students) in the Early Learning program for a total capacity of 630 students and 35 teachers. The present site includes parking for 270

parking spaces. The Master Plan will include 266 parking spaces as well, including 4 handicap spaces.

PROJECT SEQUENCE ONE**August 2019 thru September 2020**

1. **Sequence One A:** Demolish the present south portion of the “Strip Mall”, taking care to retain utilities to the site and to the north Strip Mall. The four rooms in the north Strip Mall will remain available for Church use during most of the new church construction. Demolish a portion of the existing parking area adjacent to the Education Building and Gym and create a temporary parking and drop off plan for the school and gym. This will allow the extent of the construction site to be created for the new church building. The existing church building will remain in operation through the new church construction period.
2. **Sequence One B:** Construct the new church building on the new site. The construction time for the church is about sixteen months. Consideration must be given for the timing of the addition to the existing church building intended to accommodate the connecting corridor, sacristy, bride’s room, nursery, and restrooms. Relocation of existing church mechanical units is necessary for the connector. Demolish the north Strip Mall so that a portion of the new parking and driveway plan may be constructed. The present Youth (Frassati) Center will remain during this sequence. Dedicate and occupy the new Church and deconsecrate the existing church building.
3. **Sequence One C:** Renovate and add on to the existing education building for the new Early Learning Center and Youth Center. The Middle School may remain in all or a portion of the second floor. This work will include a new lobby and elevator access. Then the existing Mother’s Day Out structures can also be removed and the parking and site landscaping could be completed. There will still need to be some shared use to accommodate the church meeting room functions, the Middle School classrooms, and the after-school care program.

PROJECT SEQUENCE TWO**October 2020 thru March 2021**

4. **Sequence Two A:** Demolish the south portion of the existing church. There are considerations to repurpose the existing pews and altar appointments, possibly to other churches. The placement of the stained-glass windows and the icons will also need to be determined.
5. **Sequence Two B:** Renovate and add on to the old church for use as a Parish Hall. This also includes space for children’s worship, a catering kitchen, and work room. The completion of the Springhill Courtyard and landscaping will also be included.
6. **Sequence Two C:** Demolish existing Mother’s Day Out structure and Pre-K 2 building. This will allow for the completion of site landscaping and should improve storm water management.
7. **Sequence Two D:** Construct a new Middle School building at the NW side of the present Murray Building on the present retention pond. A new pond will be constructed. This will place the Middle School adjacent to the Elementary School building and will allow the second floor of the Early Learning Center building to be used for various church and after school care programs.

PROJECT SEQUENCE THREE*April 2021 thru October 2021*

8. **Sequence Three A:** Demolish the existing Youth (Frassati) Center and surrounding greenspace/curbing. Construct landscape islands and parking lot as depicted on Master Plan.
9. **Sequence Three B:** Construct a new cafeteria and renovate the existing gym. This will create a better commercial kitchen and new restrooms and will also include new locker rooms and support space for recreation and sports activities. The full length of the gym will then be able to be used for sports. Meeting rooms along the south side will be renovated for Church use and the covered walkway can be completed.
10. **Sequence Three C:** Construct a new Administration Building and connector to Parish Hall. This includes all administrative functions that will now be accessible and convenient to the church and obvious to visitors. A parlor, conference room and some meeting room space will be included.
11. **Sequence Three D:** Demolish the existing administration/rectory building while retaining the Chapel and create a green space between the school and the Chapel.

BUILDING HEIGHT

57 FEET CHURCH EAVE & 88 FEET CHURCH TOWER. ALL OTHER BUILDINGS ARE LESS THAN 35 FEET

LAND USE STATISTICS

New Church Building	12,510 sf	2.2%	2,010 sf balcony
New Administration Building	6,380 sf	1.1%	
Parish Hall Renovation	10,760 sf	1.9%	
Parish Hall Addition	3,350 sf	.6%	
Early Learning Center Renovation	6,800 sf flr 1	1.2%	6,800 sf flr 2
Early Learning Center Addition	3,210 sf flr 1	.6%	
New Middle School Building	7,734 sf	1.3%	
Cafeteria Addition	6,910 sf	1%	
Gymnasium, Stage, Lockers and Classroom Renovation	24,415 sf	4.2%	
Murray Building	19,055 sf flr 1	3.3%	18,212 sf flr 2
Marian Center	2,815 sf	.5%	
Youth Center Addition	2,280 sf	.4%	
Youth Center Renovation	3,395 sf	.6%	
Covered Pavilion	1,600 sf	.3%	
Chapel Renovation	925 sf	.2%	
SUB TOTAL	112,139 sf		27,022 sf

TOTAL BUILDING AREA ALL FLOORS**139,161 sf**

Asphalt Paving	approx. 124,890 sf	21.6%
Concrete walks and pads	approx. 42,720 sf	7.4%

<i>Landscape Area</i>	<i>approx. 298,339 sf</i>	<i>51.6%</i>
TOTAL LAND USE	577,977 sf	100%

PARKING STATISTICS

Church: Parking requires 1 space per 4 seats in Church

750/4 = 188 parking spaces required.

School: Parking requires 1 ½ space per teaching station.

38 x 1.5 = 57 spaces.

Total required 245

266 Provided. (21 surplus spaces)

The site plans submitted are basically the same as the revised site plans required by the 2019 approvals and subsequently submitted to Planning and Zoning. They indicate the proposed structures to be removed, renovated and expanded, and totally new structures proposed. There is no physical difference between the current proposed site plans and those of the 2019 approvals. However, the new site plans contain the revised project sequences. The difference between the 2019 approvals and the current proposals is strictly in the sequence of development. Demolition of the existing Youth Center was scheduled to be in Project Sequence One (June 2019 – September 2020) as per the original approvals, now with a revised timeframe of August 2019 – September 2020. That demolition has now been amended to be in Project Sequence Three scheduled for April 2021 – October 2021.

The primary focus of the over-all project is the proposed new church building, with the existing church building to be renovated for a parish hall and reduced in size, as well as a new church administration building. The new church building is currently under construction. Since several structures are proposed to be demolished, permits for demolition should be obtained for each structure proposed for demolition.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, staff recommends to the Planning Commission the following findings of facts for Approval of the Planned Unit Development:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because it will allow additional and upgraded facilities for an existing church and school;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of facilities than is generally possible under district regulations), because it will allow the continuation of the activities for both the church and school during the course of construction;
- c) the proposal promotes the objective of Efficient land use (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), because most of the proposed development is within the already-developed portion of the over-all site;

- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because no perimeter disturbance is proposed other than along Spring Hill Avenue;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there will be little new development within the open spaces of the site;
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because existing utilities, streets and public utilities will be utilized.

The approval is subject to the following conditions:

- 1) retention all notes on the site plan;
- 2) compliance with the Engineering comments: *(Retain NOTES #13 - #18, as shown on the PUD SITE PLAN as submitted.);*
- 3) placement of a note on the site plan stating the plan will comply with the Traffic Engineering comments: *New PUD Site Plan shows 1 curb cut on Springhill Avenue where there are currently 5. All curb cuts except the one shown on the new site plan should be properly abandoned and repaired with curb and gutter, landscaping, and sidewalk, etc. New PUD Site Plan shows 3 curb cuts to Tuthill Lane where there are 3 existing. All 3 can remain but the center location should be repaired to provide correct radii and curbing/paving layout. There is existing asphalt paving in the ROW that should be removed and the area should be repaired to COM standard driveway/drainage/sidewalk/neutral ground layout. 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. All 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;*
- 4) compliance with the 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 5) compliance with the 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).];*
- 6) submission to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan containing the amended project sequences and any other required additional notes;
- 7) obtaining of demolition permits for each building proposed to be demolished; and
- 8) full compliance with all municipal codes and ordinances.

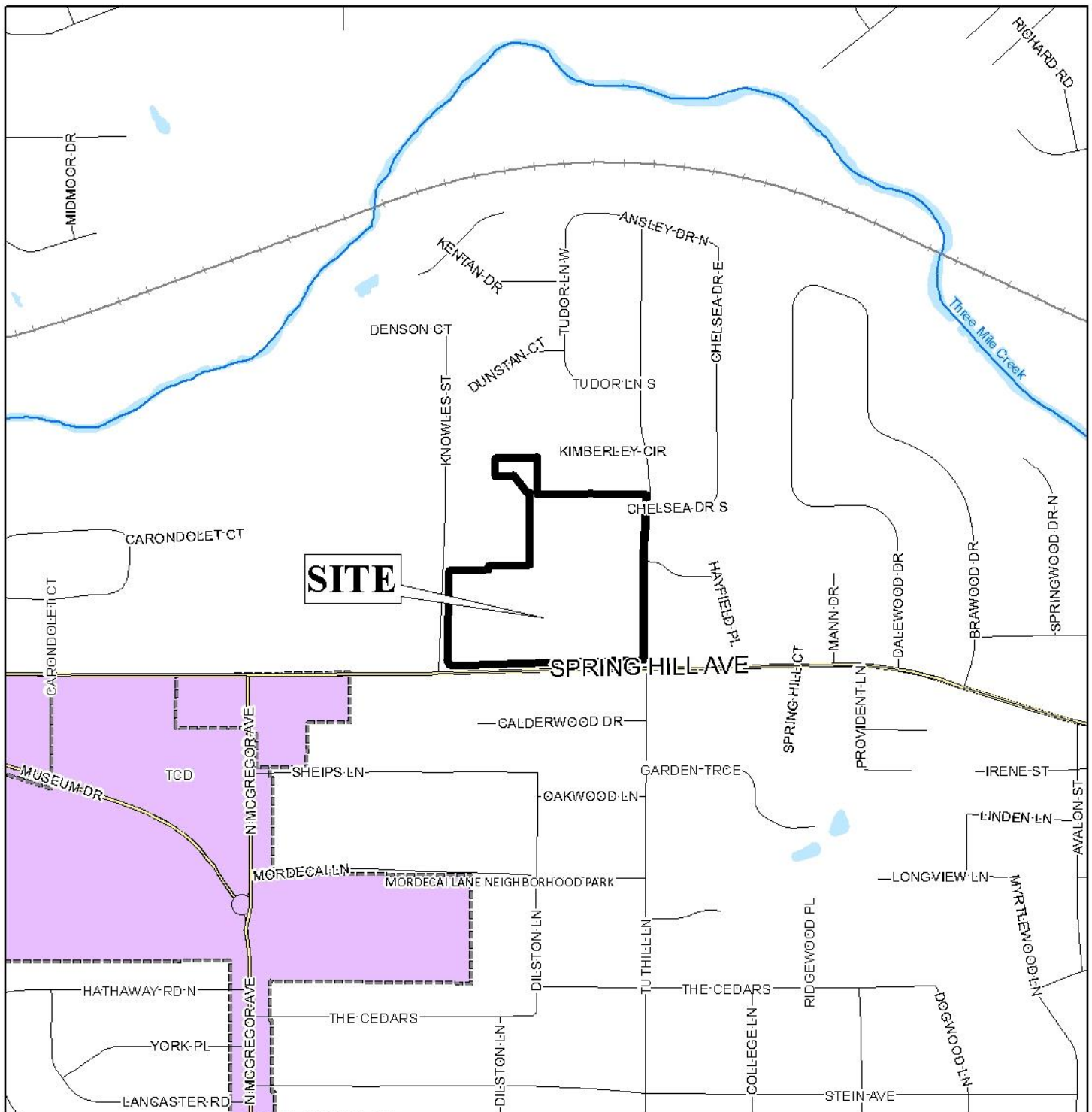
Planning Approval: Based upon the preceding, staff recommends to the Planning Commission the following findings of facts for Approval of the Planning Approval:

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because it should have no impact on any of those items due to the fact that no new site activities are proposed;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because the number of curb cuts along Spring Hill Avenue are proposed to be reduced; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because a down-scaling of the number of school teaching stations, church seating and parking spaces is proposed.

The approval is subject to the following conditions:

- 1) retention all notes on the site plan;
- 2) placement of a note on the site plan stating the plan will comply with the Traffic Engineering comments: *New PUD Site Plan shows 1 curb cut on Springhill Avenue where there are currently 5. All curb cuts except the one shown on the new site plan should be properly abandoned and repaired with curb and gutter, landscaping, and sidewalk, etc. New PUD Site Plan shows 3 curb cuts to Tuthill Lane where there are 3 existing. All 3 can remain but the center location should be repaired to provide correct radii and curbing/paving layout. There is existing asphalt paving in the ROW that should be removed and the area should be repaired to COM standard driveway/drainage/sidewalk/neutral ground layout. 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. All 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;*
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- 5) submission to and approval by Planning and Zoning of two (2) copies of a revised Planning Approval site plan containing the amended project sequences and any other required additional notes;
- 6) obtaining of demolition permits for each building proposed to be demolished; and
- 7) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 9 DATE May 7, 2020

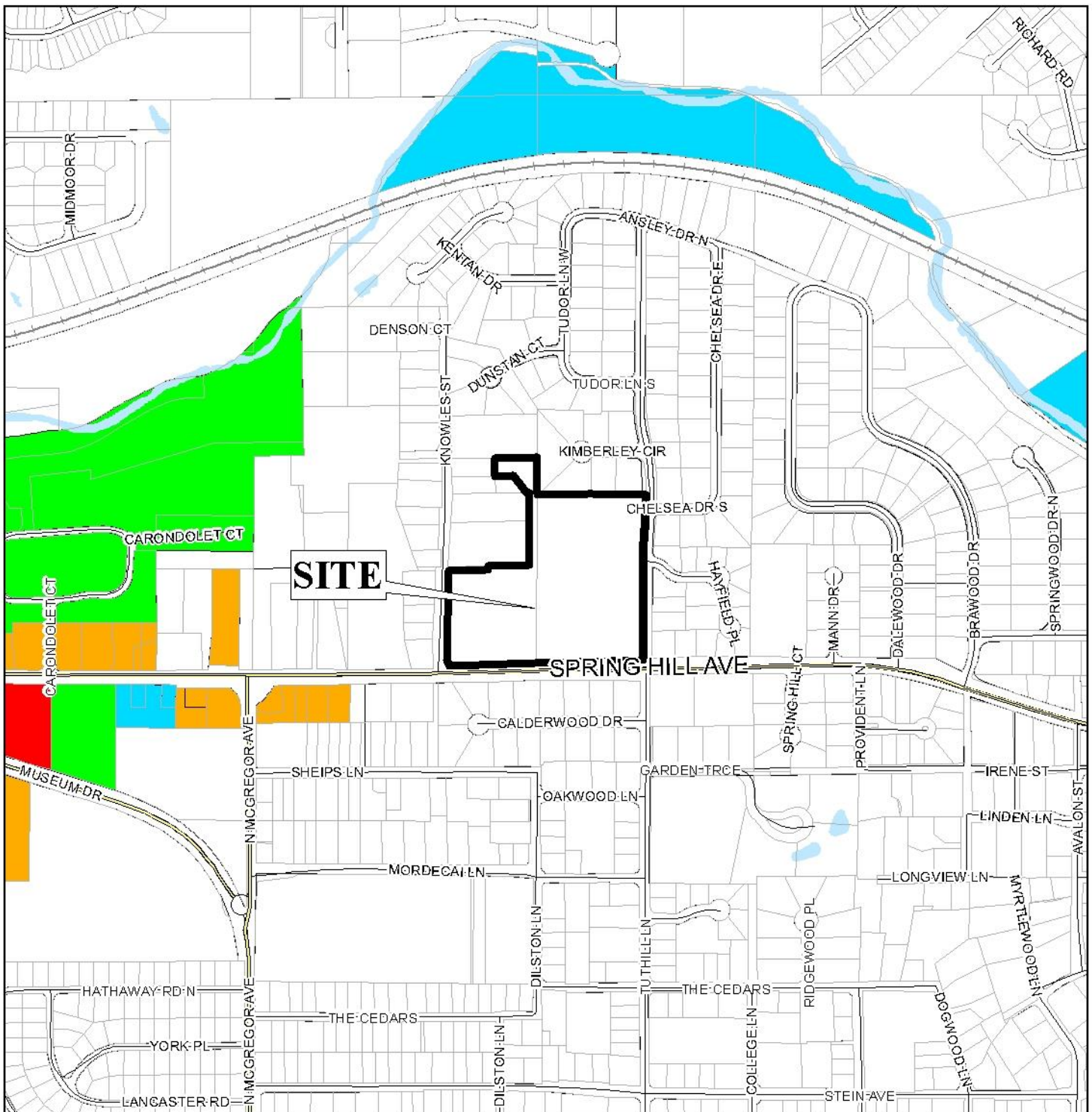
APPLICANT St. Ignatius Parish

REQUEST Planning Approval, Planned Unit Development



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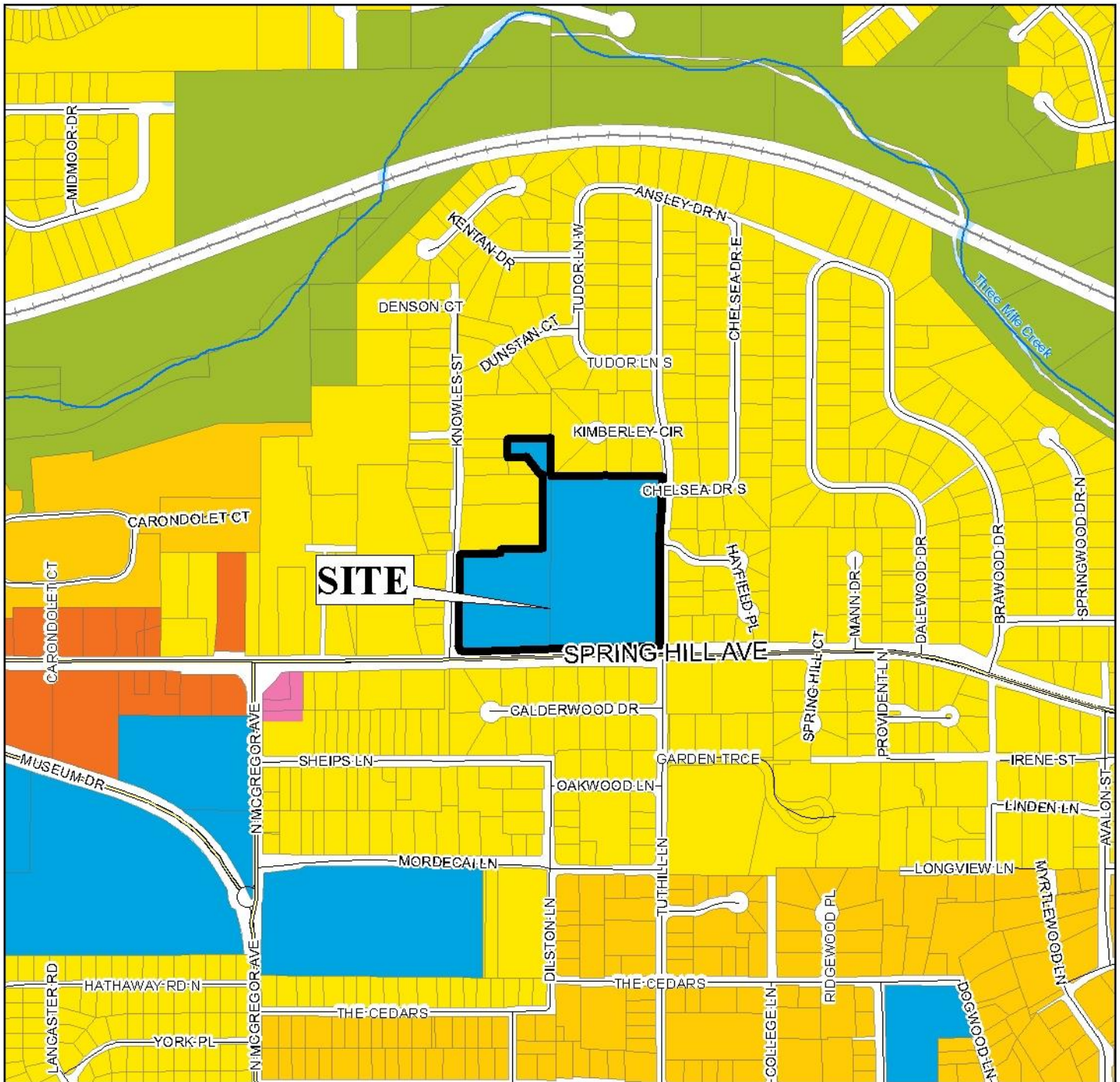
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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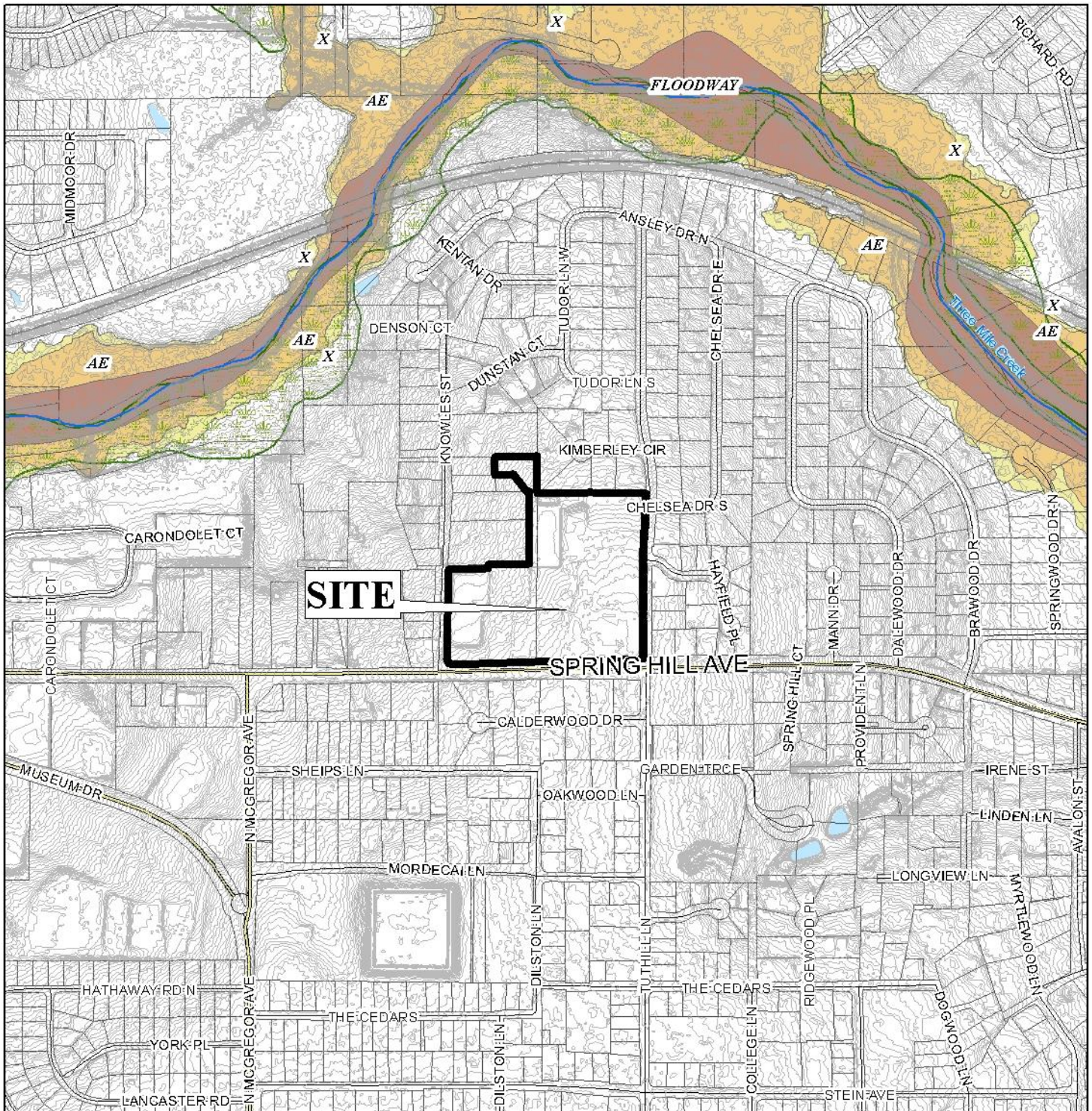
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



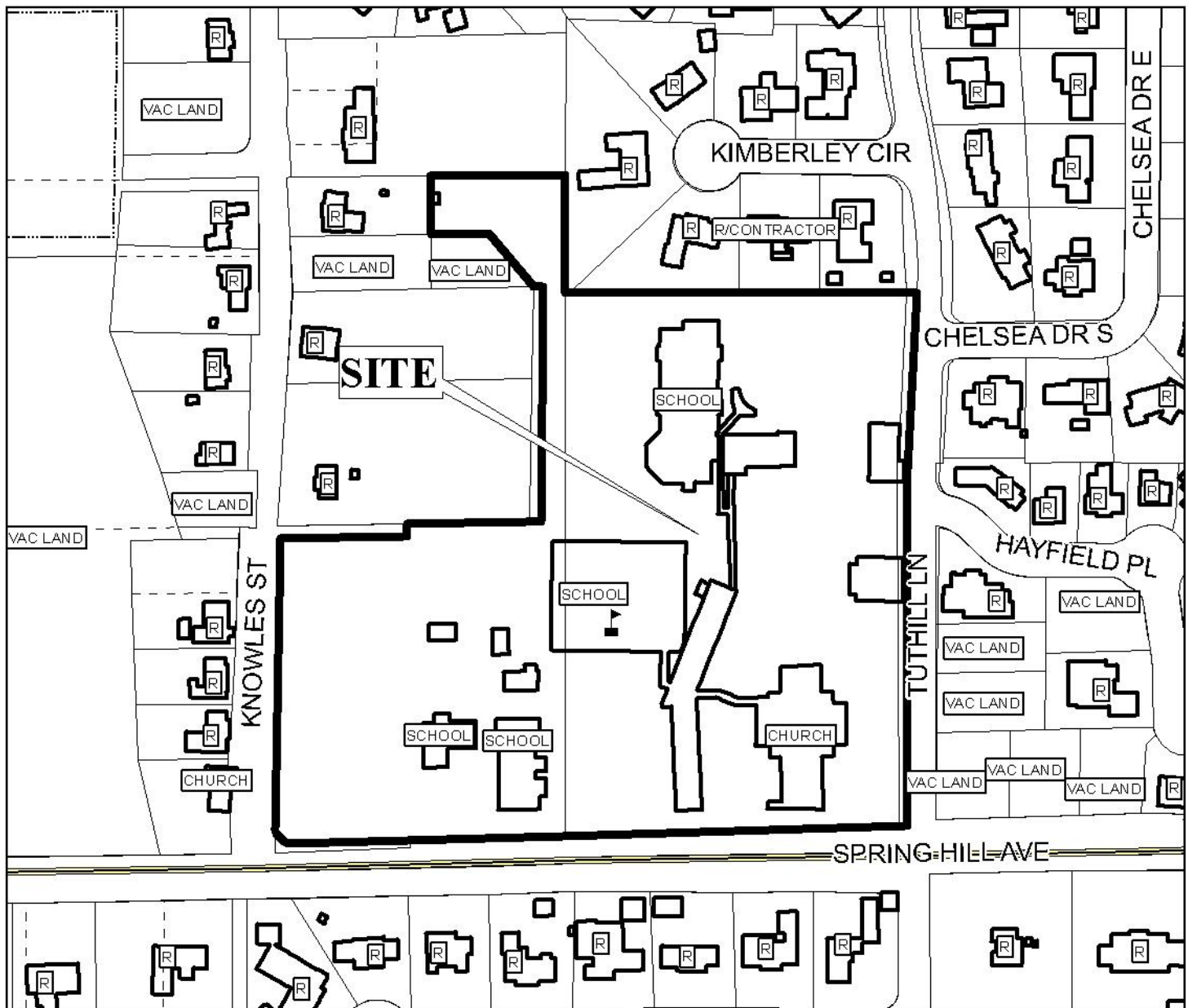
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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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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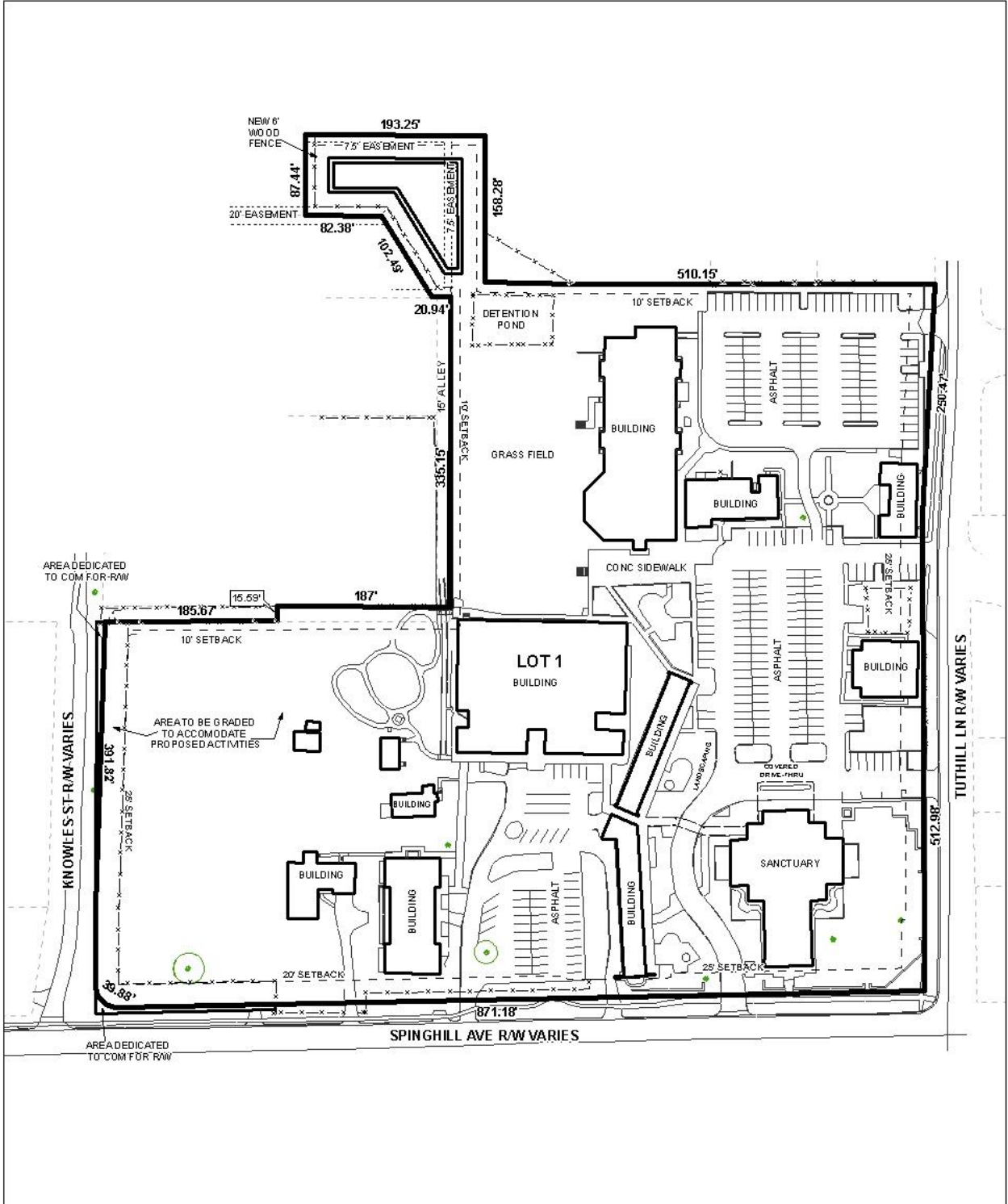
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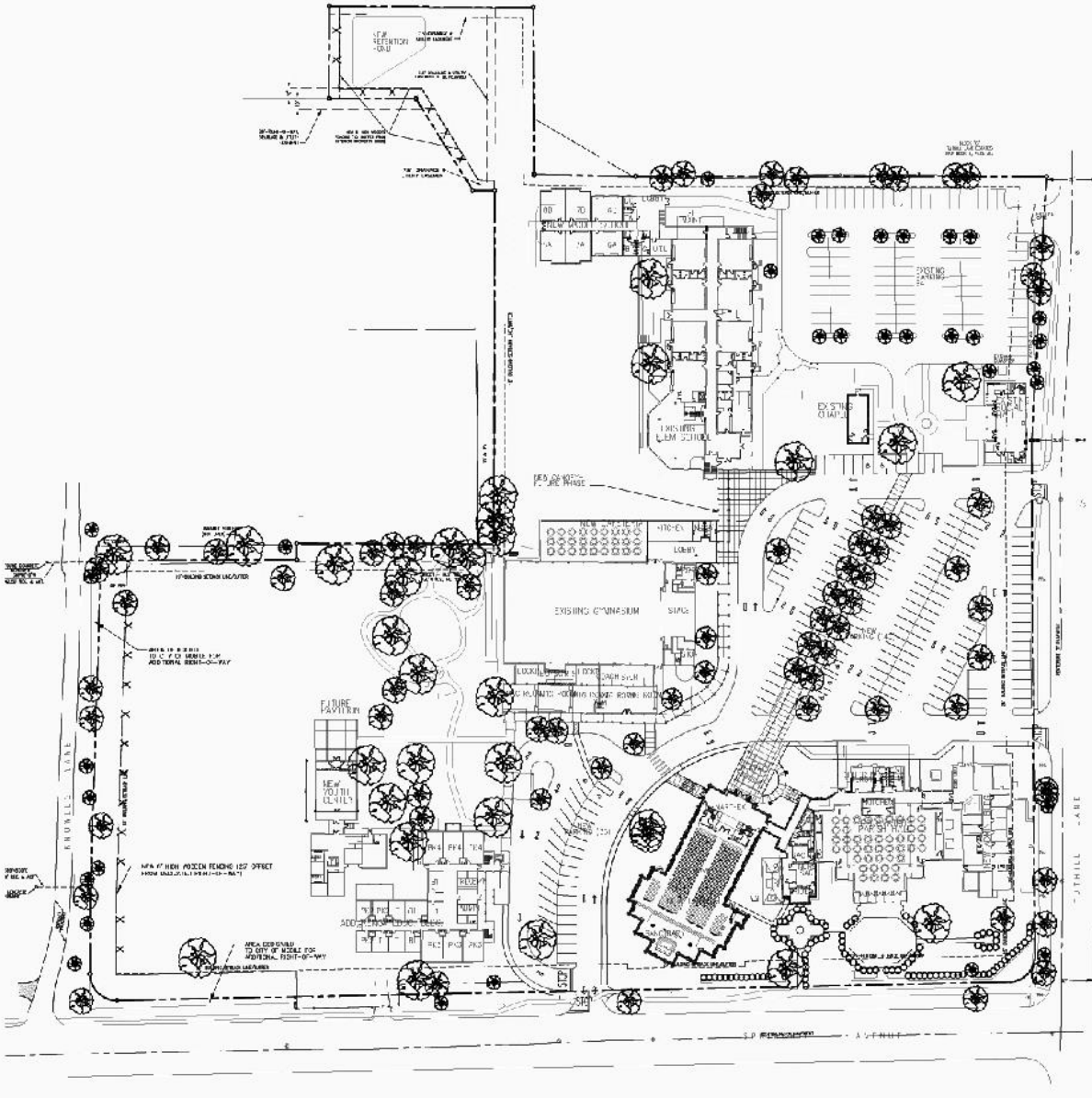
EXISTING SITE PLAN



The site plan illustrates the existing buildings, setbacks, easements, and parking.

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MASTER SITE PLAN



The site plan illustrates the existing buildings, proposed church, parking, and landscaping.

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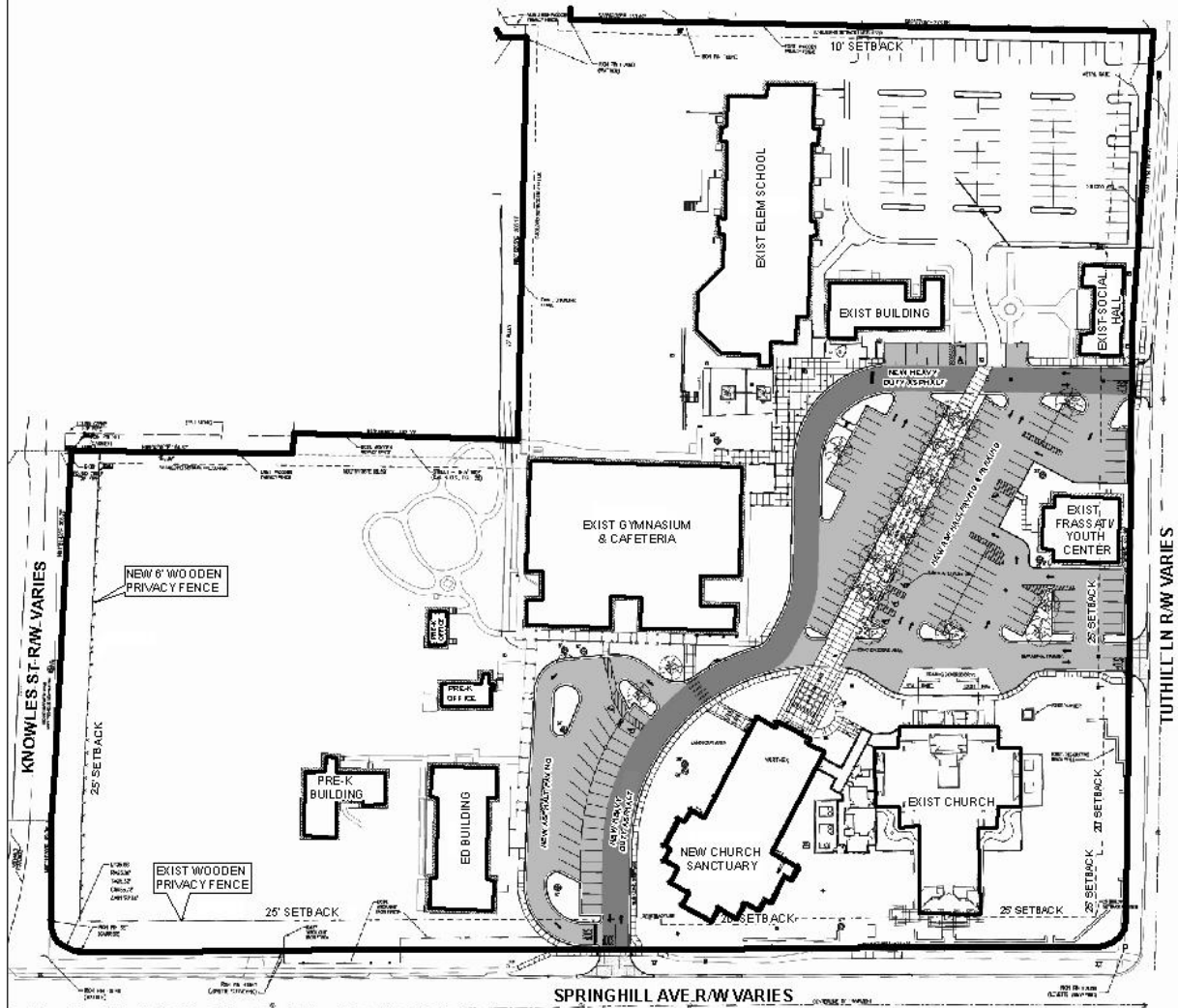
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SITE PLAN PHASE 1



The site plan illustrates the existing buildings, proposed church, parking, and setbacks.

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