

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT, &
PLANNING APPROVAL STAFF REPORT****Date: May 20, 2021**

| | |
|---|---|
| <u>NAME</u> | St. Paul's Episcopal School |
| <u>SUBDIVISION NAME</u> | St. Paul's Episcopal School Subdivision |
| <u>LOCATION</u> | 161 Dogwood Lane (Area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, and Provident Lane). |
| <u>CITY COUNCIL DISTRICT</u> | District 7 |
| <u>PRESENT ZONING</u> | R-1, Single-Family Residential District |
| <u>AREA OF PROPERTY</u> | 1 Lot / 4.5± Acres (Subdivision) 7 Lots / 48± Acres (PUD & PA) |
| <u>PRESENT ZONING</u> | Subdivision approval to create one (1) legal lot of record from ten (10) legal lots of record; Planned Unit Development approval to amend the Master Plan for an existing church school in an R-1, Single-Family Residential District, to allow a parking lot expansion and multiple buildings on a single building site; and Planning Approval to amend a previous Planning Approval to allow a parking lot expansion for an existing church school in an R-1, Single-Family Residential District. |
| <u>TIME SCHEDULE FOR DEVELOPMENT</u> | Not Provided |
| <u>ENGINEERING COMMENTS</u> | |

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Review and revise the written legal description to include "Subdivision" after "MONTANOSA".

- C. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the four (4) corners of proposed LOT 1 to the City of Mobile and list the amount of dedicated acreage.
- D. Provide the Surveyor's and Owner's (notarized) signatures.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #72) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 32,000 sf.
- F. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.
- G. Add a note that 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.
- H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- I. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- K. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- L. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Planned Unit Development: 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 Permitting 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. 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.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Planning Approval:

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 Permitting 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. 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.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING**COMMENTS**

With the addition of the driveway on Loyola Lane for the proposed parking lot, the site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Subdivision approval to create one (1) legal lot of record from ten (10) legal lots of record; Planned Unit Development approval to amend the Master Plan for an existing church school in an R-1, Single-Family Residential District, to allow a parking lot expansion and multiple buildings on a single building site; and, Planning Approval to amend a previous Planning Approval to allow a parking lot expansion for an existing church school in an R-1, Single-Family Residential District.

The site has been given an Institutional (INS) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. 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.

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 applicant wishes to create a single legal lot of record from ten legal lots of record. The proposed lot size is not provided in square feet or acres, but exceeds the minimum standards. As such, if approved, this information should be provided on the Final Plat.

The lots front Old Shell Road, Dogwood Lane, Loyola Lane, and Provident Lane, all minor streets with curb and gutter, which should have 50' minimum rights-of-way. Dogwood Lane and Loyola Lane are shown as having existing compliant rights-of-way, making no dedication necessary. Provident Lane is shown as having an existing right-of-way of 41.5', thus making dedication to provide 25' to the centerline appropriate, if approved. The right-of-way for Old Shell Road is not provided, therefore the Final Plat should be revised to either depict an existing compliant right-of-way, or dedication should be made to provide 25' from the centerline, if approved. Furthermore, dedication of the corner radii of: Old Shell Road and Dogwood Lane, Old Shell Road and Provident Lane, Provident Lane and Loyola Lane, and Loyola Lane and Dogwood Lane per Section V.D.6. of the Subdivision Regulations should be required, if approved.

The 25' minimum building setback is not depicted for the proposed lot. If approved, the Final Plat should be revised to depict a 25' minimum building setback along all frontages, adjusted for dedication where appropriate.

In regards to access management, Traffic Engineering comments should be placed on the Final Plat, if approved.

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 site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required. Furthermore, PUD approvals expire after one year if no permits are obtained.

The applicant states the following:

- 1. Transportation and access, water supply, waste disposal, fire, police protection and public facilities.*
 - a. The access to the new parking lot will be from Provident Lane exiting on Layole Lane. These streets are designated as one way from the hours of 7:00-8:00 AM & 2:30 PM– 3:30 PM to accommodate student drop-off and pickup. The new parking lot is intended for teachers to have a more localized place to park.*
 - b. Although this project will not require any additional utility services, water and sewer to site provided by MAWSS.*
 - c. Site is located within the city of Mobile's fire and police protection jurisdiction.*
- 2. Traffic congestion or hazard.*
 - a. Proposed improvements to site will not add any additional traffic than what already exist.*
- 3. This proposal will be in harmony with the orderly and appropriate developments.*
 - a. St. Paul's School has been operating in harmony with the local R-1 community for many years and is just one of several educational and religious organizations located in the surrounding area.*

The site plan depicts a new parking lot consisting of 34 parking spaces at the Northeast corner of Loyola Lane and Provident Lane. It should be noted that the area proposed to be improved for parking appears to already be used as a parking area with aggregate surfacing. The applicant is now proposing to construct a compliant parking area. As no expansion is being made to the school buildings, there is no increase in the amount of required parking for the site. There are approximately 214 parking spaces required, and the proposed parking addition will result in 634 parking spaces being available. As this will be a new parking lot consisting of over 25 parking spaces, a photometric site plan will be required at the time of permitting.

There does not appear to be a tree and landscape plan on file for this particular portion of the school's campus, and the proposed scope of work will not require the lot to come into compliance at this time.

RECOMMENDATION

Subdivision: Based upon the preceding, the application is recommended for Tentative Approval, subject to the following:

- 1) dedication to provide 25' to the centerline of Provident Lane;
- 2) either dedication to provide 25' to the centerline of Old Shell Road, or depiction of existing sufficient right-of-way;
- 3) dedication of the corner radii of Old Shell Road and Dogwood Lane, Old Shell Road and Provident Lane, Provident Lane and Loyola Lane, and Loyola Lane and Dogwood Lane per Section V.D.6. of the Subdivision Regulations;
- 4) provision of the lot sizes in square feet and acre, adjusted for dedication;
- 5) depiction of the 25' minimum building setback line along all street frontages, adjusted for dedication;
- 6) compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Review and revise the written legal description to include "Subdivision" after "MONTANOSA". C. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the four (4) corners of proposed LOT 1 to the City of Mobile and list the amount of dedicated acreage. D. Provide the Surveyor's and Owner's (notarized) signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #72) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 32,000 sf. F. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. G. Add a note that 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. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. K. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. L. After addressing

all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 7) *placement of a note on the plat stating the following Traffic Engineering comments: (With the addition of the driveway on Loyola Lane for the proposed parking lot, the site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 8) *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.); and*
- 9) *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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

Planned Unit Development: Staff recommends the following Findings of Fact for Approval of the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for an existing school to utilize a currently unimproved area for a compliant parking area;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because the applicant is proposing to utilize an unimproved portion of the existing campus to provide compliant parking;
- 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 the site is within the existing school campus;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the project does not eliminate any existing urban amenities or natural features, and the existing urban fabric is retained;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the project is within the existing school campus; and
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

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

- 1) dedication to provide 25' to the centerline of Provident Lane;
- 2) either dedication to provide 25' to the centerline of Old Shell Road, or depiction of existing sufficient right-of-way;
- 3) dedication of the corner radii of Old Shell Road and Dogwood Lane, Old Shell Road and Provident Lane, Provident Lane and Loyola Lane, and Loyola Lane and Dogwood Lane per Section V.D.6. of the Subdivision Regulations;
- 4) provision of the lot sizes in square feet and acre, adjusted for dedication;
- 5) depiction of the 25' minimum building setback line along all street frontages, adjusted for dedication;
- 6) placement of a note on the site plan stating that any future changes to the site plan will require a new Planned Unit Development and Planning Approval;
- 7) compliance with 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 Permitting 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 8) placement of a note on the plat stating the following Traffic Engineering comments: (*With the addition of the driveway on Loyola Lane for the proposed parking lot, the site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) 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.); and*
- 10) *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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

Planning Approval: Staff recommends the following Findings of Fact for 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 the proposed parking lot will be serving teachers at the existing school;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because the area to be improved is already being used as a makeshift parking lot; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, as it will provide compliant parking for an existing school.

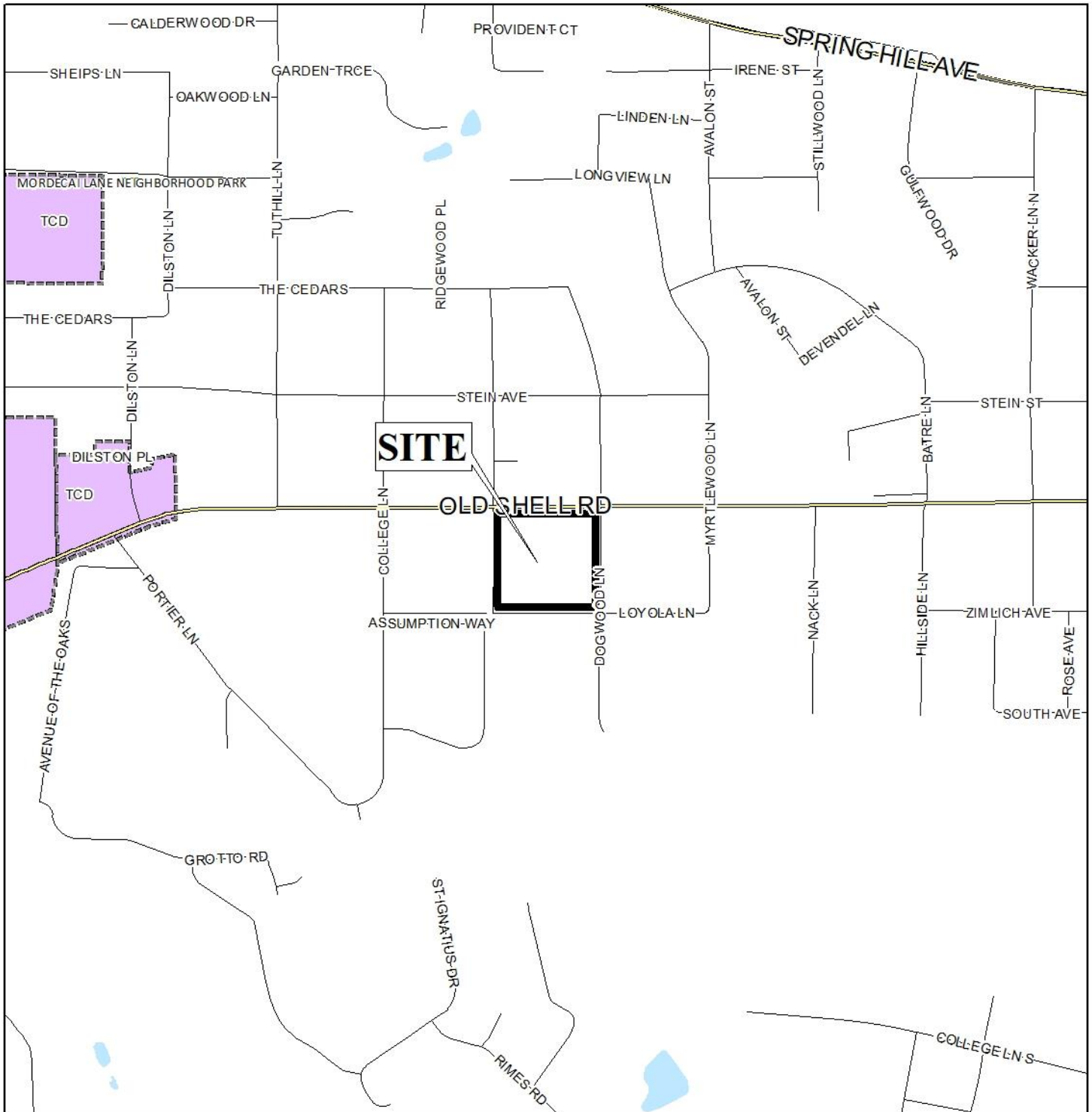
Recommended for Approval, subject to the following conditions:

- 1) compliance with 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 Permitting 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. 6. The proposed*

development must comply with all Engineering Department design requirements and Policy Letters.);

- 2) *placement of a note on the plat stating the following Traffic Engineering comments: (With the addition of the driveway on Loyola Lane for the proposed parking lot, the site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 3) *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.); and*
- 4) *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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and*
- 5) *full compliance with all municipal codes and ordinances.*

LOCATOR MAP



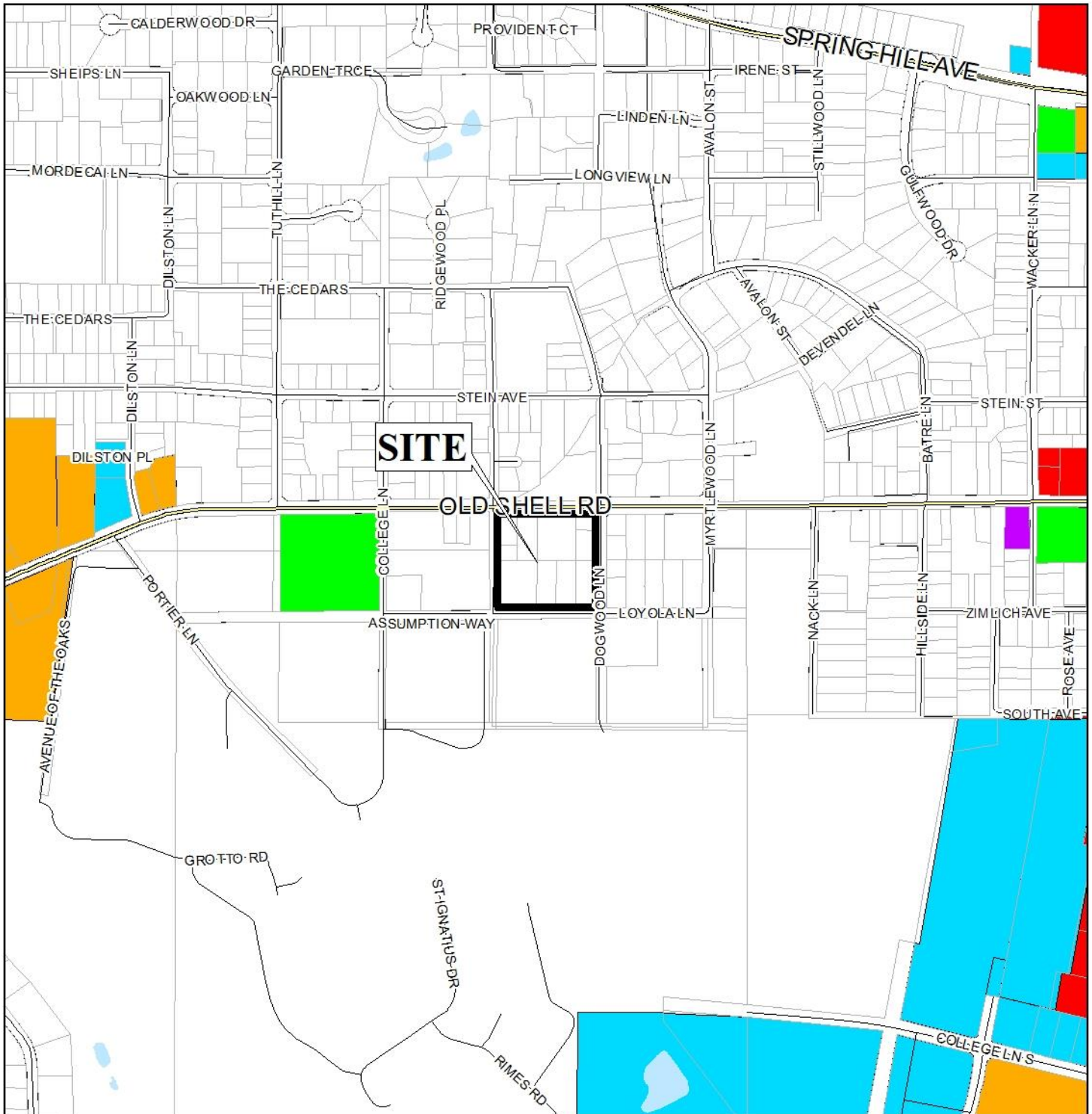
APPLICATION NUMBER 10 DATE May 20, 2021

APPLICANT St. Paul's Episcopal School Subdivision

REQUEST Subdivision, PUD, Planning Approval



LOCATOR ZONING MAP



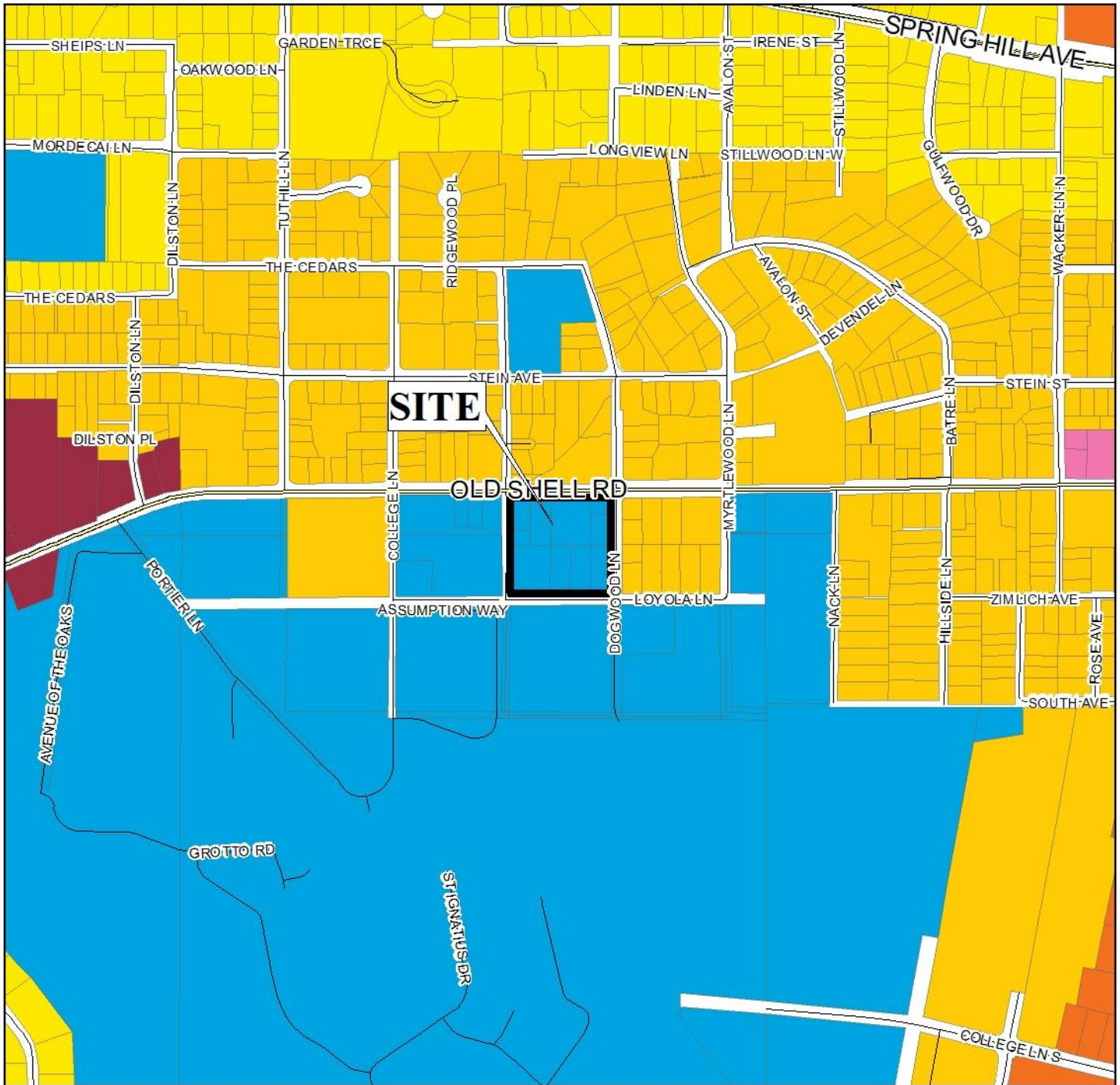
APPLICATION NUMBER 10 DATE May 20, 2021

APPLICANT St. Paul's Episcopal School Subdivision

REQUEST Subdivision, PUD, Planning Approval



FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE May 20, 2021

APPLICANT St. Paul's Episcopal School Subdivision

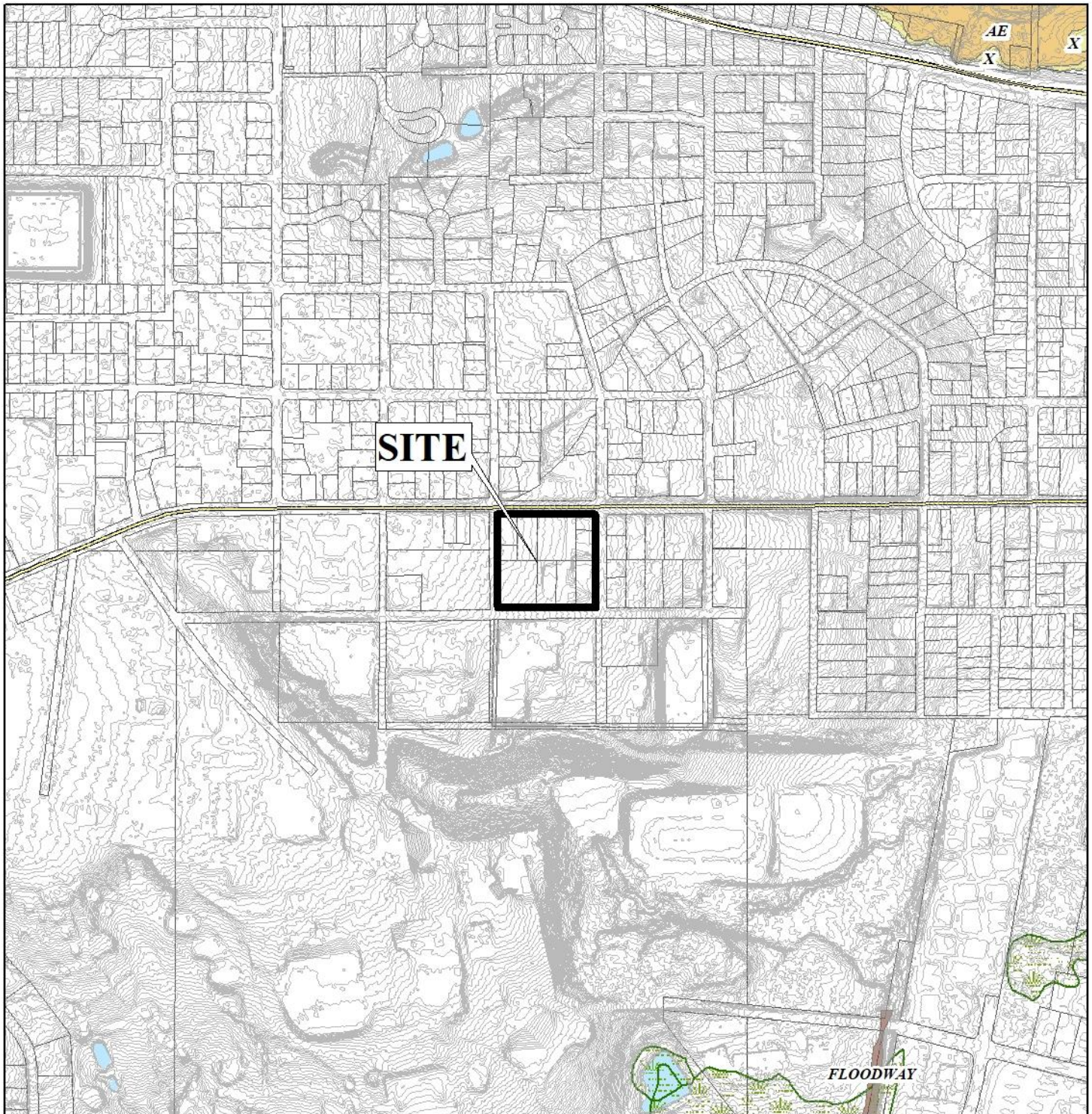
REQUEST Subdivision, PUD, Planning Approval

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



NTS

ENVIRONMENTAL LOCATOR MAP



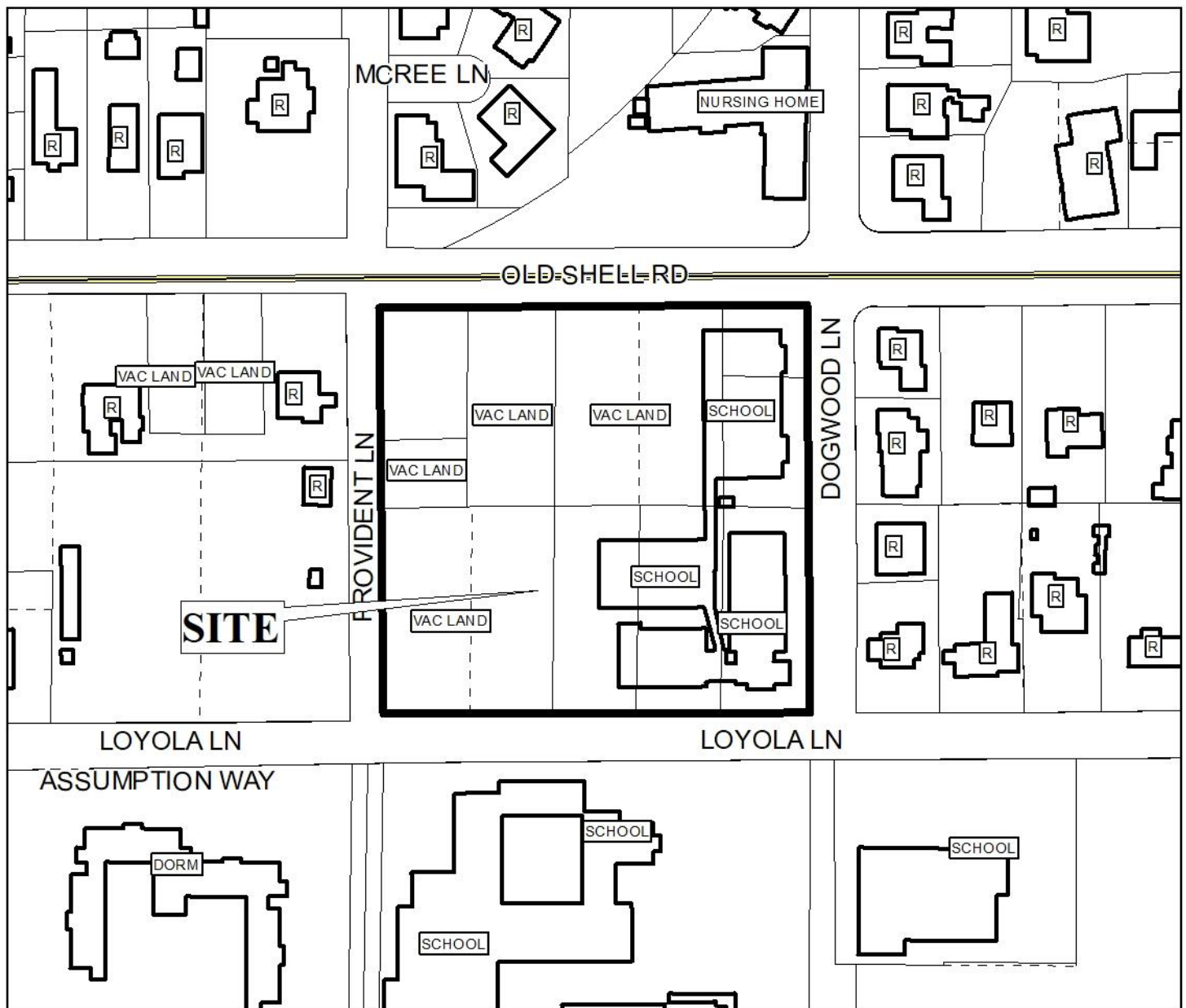
APPLICATION NUMBER 10 DATE May 20, 2021

APPLICANT St. Paul's Episcopal School Subdivision

REQUEST Subdivision, PUD, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units, vacant lands, educational buildings, and a medical facility.

APPLICATION NUMBER 10 DATE May 20, 2021

APPLICANT St. Paul's Episcopal School Subdivision

REQUEST Subdivision, PUD, Planning Approval

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



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



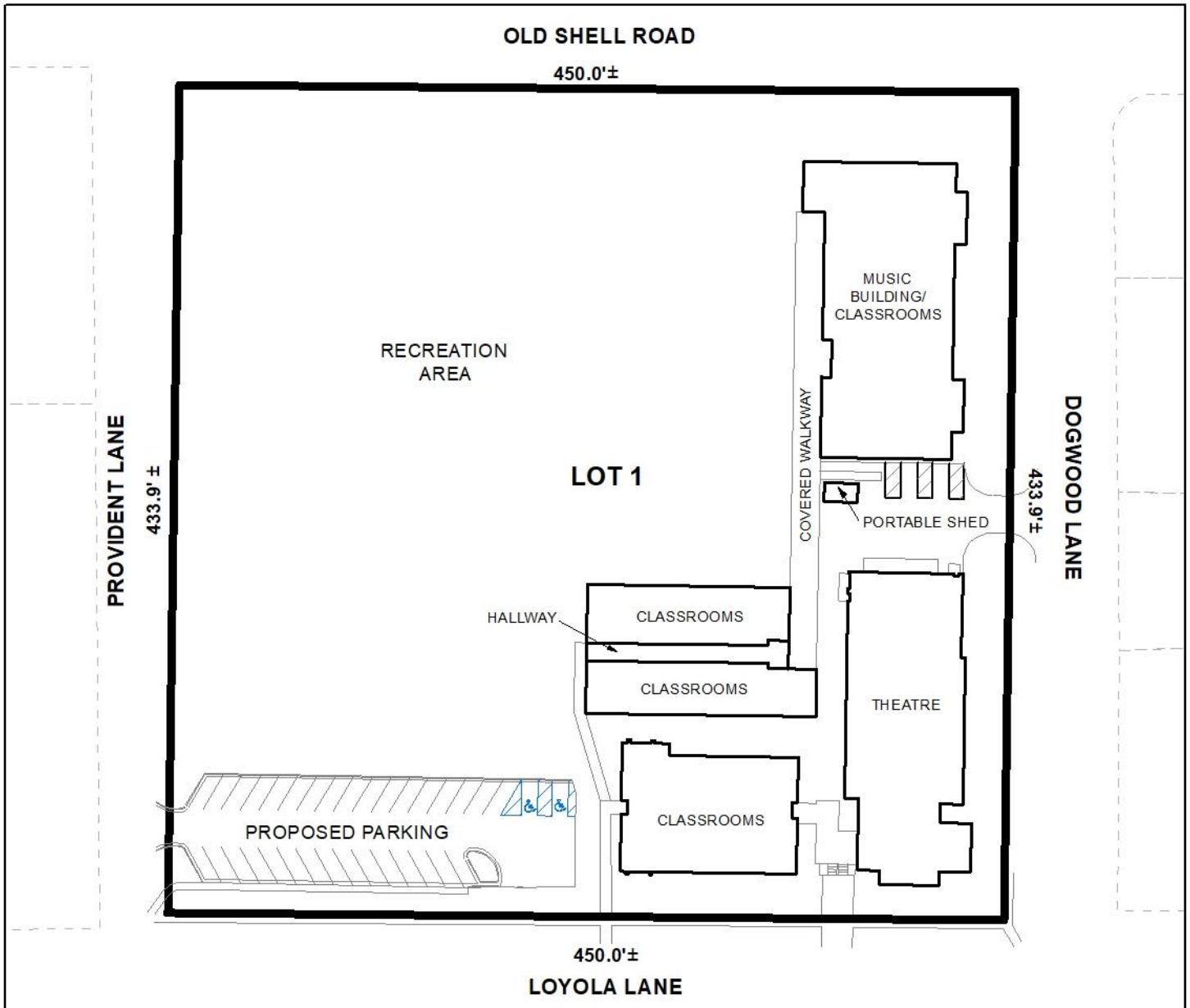
The site is surrounded by single family residential units, vacant lands, educational buildings, and a medical facility.

APPLICATION NUMBER 10 DATE May 20, 2021
 APPLICANT St. Paul's Episcopal School Subdivision
 REQUEST Subdivision, PUD, Planning Approval



NTS

SITE PLAN



The site plan illustrates existing buildings, walkways and parking area, as well as a proposed parking area.

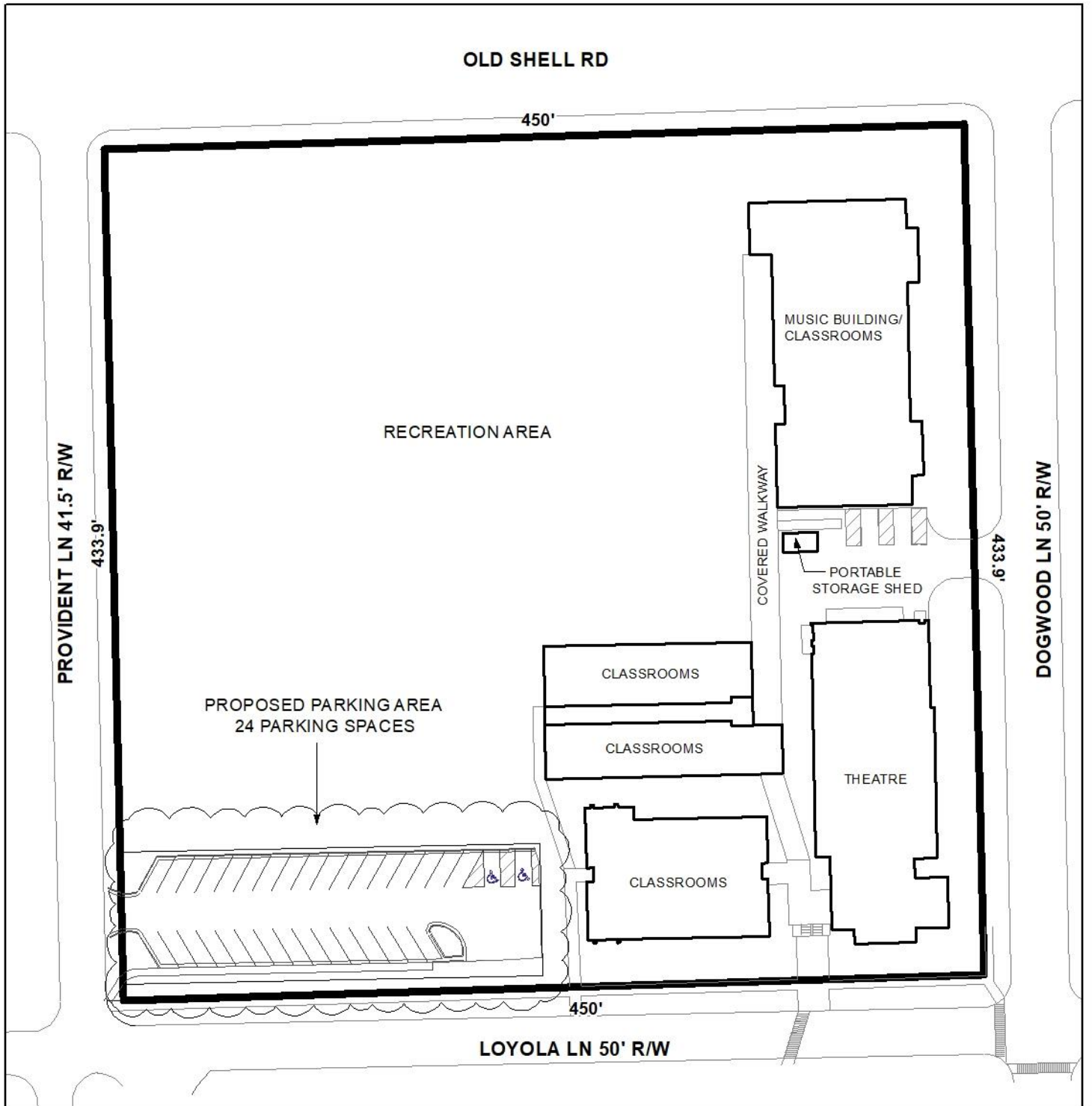
APPLICATION NUMBER 10 DATE May 20, 2021

APPLICANT St. Paul's Episcopal School Subdivision

REQUEST Subdivision, PUD, Planning Approval



DETAIL SITE PLAN



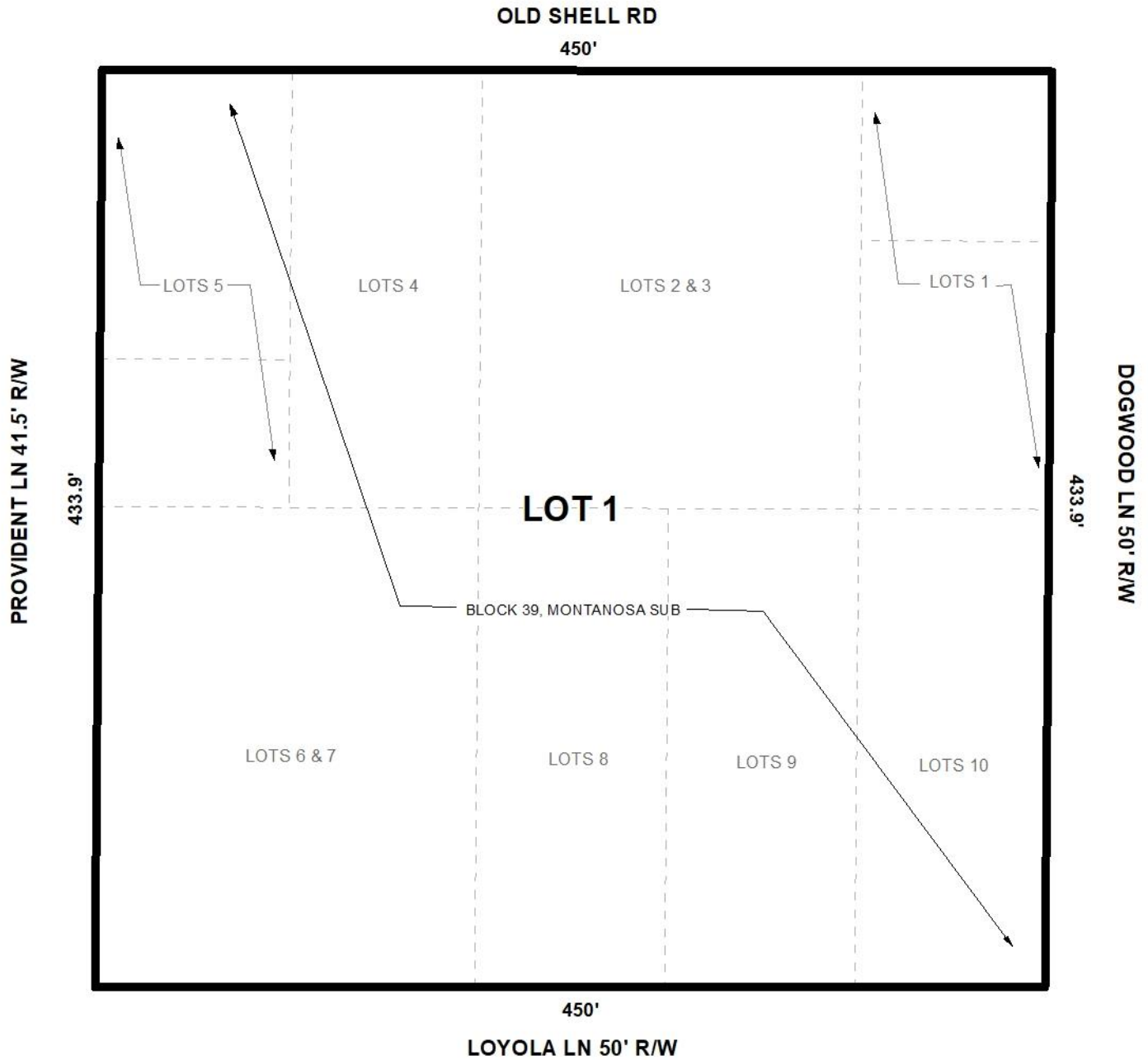
APPLICATION NUMBER 10 DATE May 20, 2021

APPLICANT St. Paul's Episcopal School Subdivision

REQUEST Planning Approval, PUD, Subdivision



DETAIL SITE PLAN



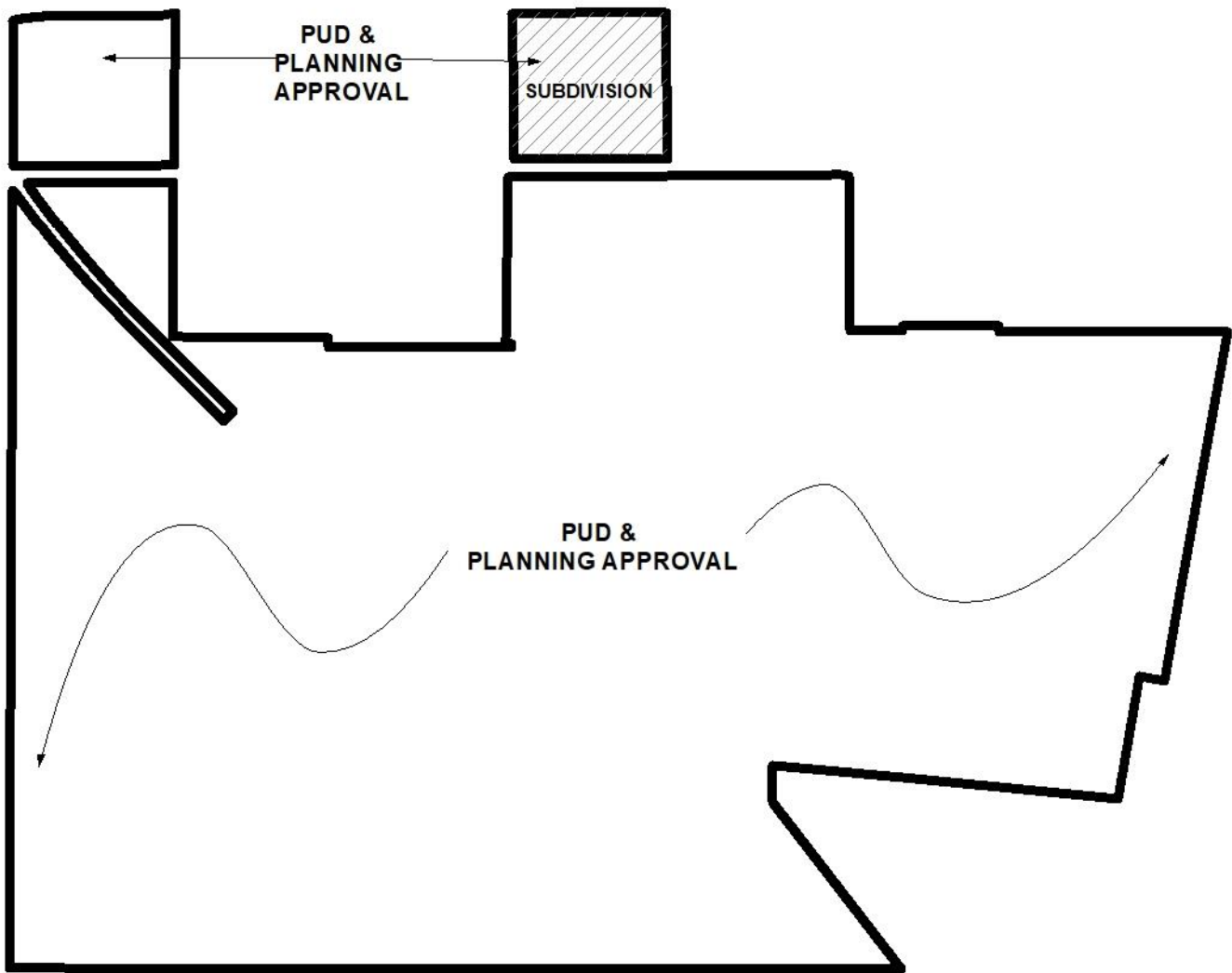
APPLICATION NUMBER 10 DATE May 20, 2021

APPLICANT St. Paul's Episcopal School Subdivision

REQUEST Planning Approval, PUD, Subdivision



DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE May 20, 2021

APPLICANT St. Paul's Episcopal School Subdivision

REQUEST Planning Approval, PUD, Subdivision



