

**PLANNING APPROVAL &  
SUBDIVISION STAFF REPORT****Date: December 1, 2016****DEVELOPMENT NAME**

Bright Beginnings Subdivision

**SUBDIVISION NAME**

Bright Beginnings Subdivision

**LOCATION**3590 Pleasant Valley Road  
(North side of Pleasant Valley Road, 130' ± East of  
Heritage Drive East).**CITY COUNCIL****DISTRICT**

District 5

**AREA OF PROPERTY**

1 Lot/1.8 ± Acres

**CONTEMPLATED USE**Planning Approval to amend a previously approved  
Planning Approval to allow a school in a B-1 Buffer-  
Business District, and Subdivision approval to create 1  
legal lot.**TIME SCHEDULE****FOR DEVELOPMENT**

Immediately.

**ENGINEERING****COMMENTS**

**Subdivision** FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- C. Provide the Surveyor's Certificate.
- D. Add a note to the SUBDIVISION PLAT stating 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.
- E. Add a note to the Plat stating 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.
- F. 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.

- G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

**Planning Approval** No Comments.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

Site is limited to its existing curb cuts with size, location and design to 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).

## **MAWSS COMMENTS**

MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volker Engineering Inc.

### **REMARKS**

The applicant is requesting Planning Approval to amend a previously approved Planning Approval to allow a school in a B-1, Buffer- Business District and Subdivision Approval to create 1 legal lot of record from a metes-and-bounds parcel.

The site was previously before the Planning Commission in 1998, when the site received Planning Approval to allow a Business College in a B-1, Buffer- Business District. The applicant now wishes to operate a school that will focus on educating students with dyslexia.

According to the recently adopted Map for Mobile Plan, the site is located within a Suburban Neighborhood. The intent of this Development Area includes:

- Emphasize connectivity to surrounding neighborhoods and close services and retail;
- Accommodation of pedestrian and bicycle traffic in addition to automobiles;
- Appropriate scaled infill development to complement existing character of neighborhoods.

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan 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 zoning classification. The Map for Mobile encourages connectivity and pedestrian friendly corridors and while the subject site is before the Commission for a Planning Approval and subdivision application, no major work is proposed for the site. However, the proposed use of the site may be beneficial for youth within the area that may be faced with dyslexia, and it will provide service to children in need.

The site is developed with an existing building and a parking lot. The applicant is proposing interior renovations to the building and what appears to be minimal work to the parking lot area. The site plan depicts a “proposed exercise/ activities area” which will eliminate approximately 7 parking spaces along rear of the property to the west. The site plan also depicts an egress path and two accessible walkways that will allow access from the parking area to the building.

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.

It is very important to note that the Planning Approval review is site plan specific; therefore any future changes to the site plan or to the scope of operations for the facility, as approved, by current or future applicants must be submitted for Planning Approval.

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 purpose of the subdivision request for this site is to create 1 legal lot of record from 1 metes-and bounds parcel.

The preliminary plat illustrates the proposed 1.8 ± acre subdivision which is located at the North side of Pleasant Valley Road, 130’ ± East of Heritage Drive East. The site is located in Council District 5, and the applicant states that the subdivision is served by city water and sanitary sewer.

In accordance to the Subdivision Regulations, the lot appears to exceed the minimum size requirements. The lot size in square feet and acres is illustrated on the preliminary plat, but is not depicted on the site plan. The site plan should be revised to depict the lot size in both square feet and acres or there should be the provision of a table on the site plan depicting the same information.

The site fronts Pleasant Valley Road, a minor street with curb and gutter with a compliant 80’ right-of-way.

As a means of access management, the site should be limited to the two existing curb-cuts to Pleasant Valley Road with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not depicted on the preliminary plat or the site plan. Both the plat and the site plan should be revised to depict the 25' minimum building setback line.

In regards to tree and landscaping, minimal exterior work is being done to the site, thus full tree plant and landscaping compliance will be not required as this time.

The site is adjacent to single-family residences located in an R-1, Single-family Residential along the site's western lot line. Due to the fact the site abuts residential zoned property, a protection buffer compliant with Section 64-4.D of the Zoning Ordinance will be required where the site abuts residential zoned property. The site plan should be revised to reflect these requirements.

The applicant states that the school will initially serve kids first- seventh grade, with plans of adding a grade level each year up to the twelfth grade. The parking spaces shown on the site plan exceed the minimum requirements regarding required parking spaces based on grade levels. The Zoning Ordinance requires the following parking requirements: grades first- fifth: 1 ½ parking spaces per teaching station; grades sixth- eighth require 1 space per teaching station; and grades ninth- twelfth require 1 parking space per every 4 students. The site plan depicts the breakdown of students that will be enrolled into the academy as well as a rough estimate of the enrollment for the upcoming years. Based upon this, the number of required parking spaces for the site are 17 spaces; the site pan depicts 63 parking spaces with 3 ADA accessible spaces, which exceeds the minimum requirements.

A sidewalk abuts the site to the East, but the site itself does not have a sidewalk along Pleasant Valley Road. A sidewalk is not required, due to the fact that little to no site work is proposed, however staff encourages every development to consider the placement of sidewalks on their sites to encourage walkability as identified in the Map for Mobile Plan.

A dumpster is not indicated on the site plan, thus a note should be placed on the site plan indicating that garbage will be collected via curb side. If, however, a dumpster is required, the dumpster must be placed in compliance with Section 64-4.D.9. of the Zoning Ordinance compliance.

It should be pointed out that all signage will require separate approvals and the appropriate permits. Signage must comply with Section 64-11. of the Zoning Ordinance at the time of permitting.

It should be noted, if the site plan or scope of operations is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

### **RECOMMENDATION**

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

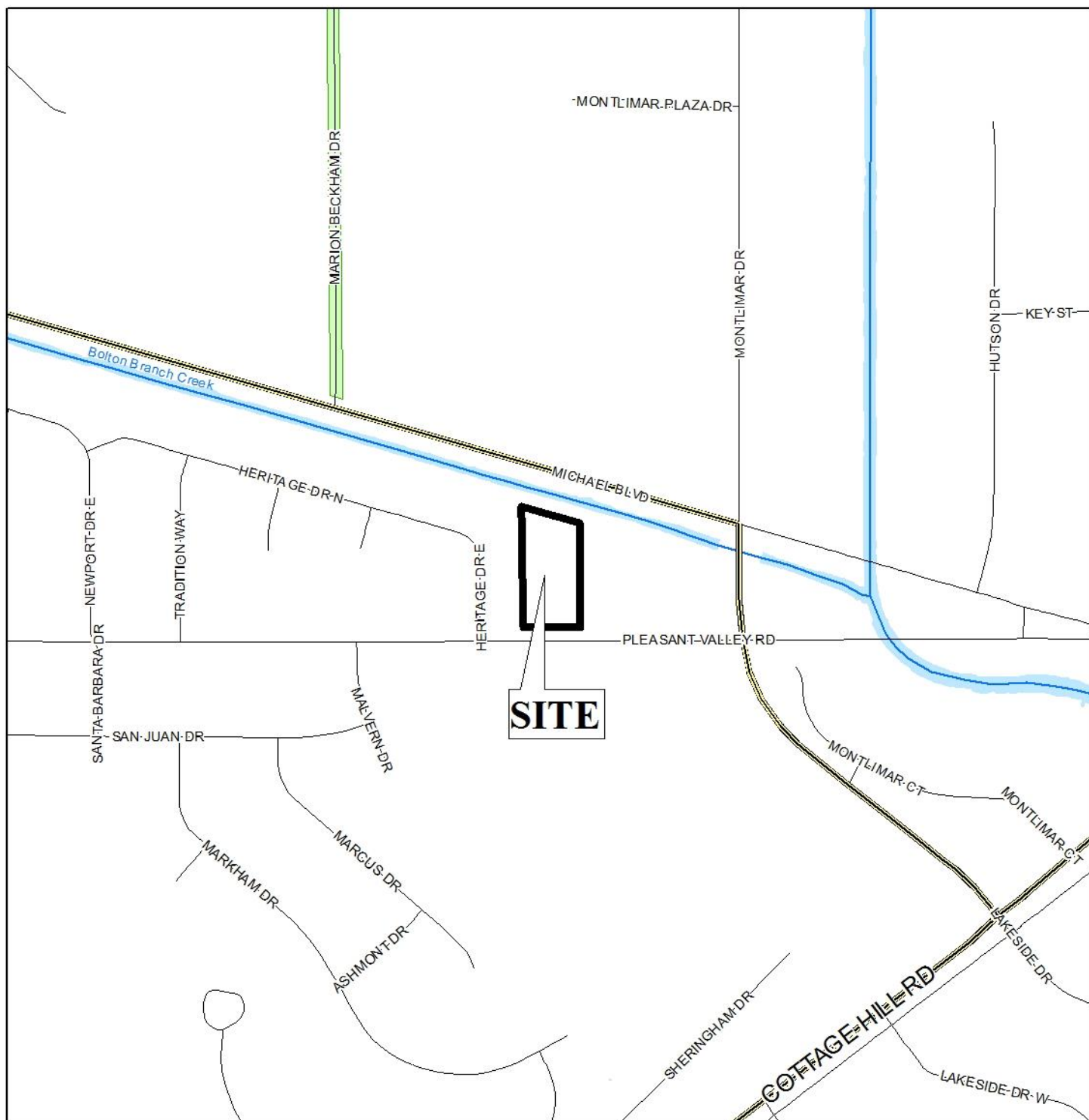
- 1) revision of the Final Plat to depict the 25' minimum building setback line;
- 2) retention of the lot size in square feet and acres;
- 3) retention of the right-of-way width of Pleasant Valley Road;
- 4) placement of a note on the Final Plat stating the site is limited to the 2 existing curb-cuts to Pleasant Valley Road Drive with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) compliance with Engineering comments: *"FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. C. Provide the Surveyor's Certificate. D. Add a note to the SUBDIVISION PLAT stating 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. E. Add a note to the Plat stating 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. F. 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. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures."*;
- 6) compliance with Traffic Engineering comments: *"Site is limited to its existing curb cuts with size, location and design to 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"*;
- 7) compliance with 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)."*;
- 8) compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)."*; and
- 9) provision of a revised Planning Approval site plan prior to the signing of the Final Plat.

**Planning Approval:** Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

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

- 1) revision of the site plan to depict the 25' minimum building setback line;
- 2) depiction of the lot size in square feet and acres or the provision of a table on the site plan depicting the same information;
- 3) revision of the site plan to depict a protection buffer compliant with Section 64-4.D of the Zoning Ordinance where the site abuts residential zoned property;
- 4) revision of the site plan to depict a note stating garbage will be collected via curb side or that any dumpster will be placed in compliance with Section 64-4.D.9 of the Zoning Ordinance;
- 5) placement of a note on the site plan stating the site is limited to the 2 existing curb-cuts to Pleasant Valley Road Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) compliance with Traffic Engineering comments: *"Site is limited to its existing curb cuts with size, location and design to 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".;*
- 7) 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 2015-116 and City Code Chapters 57 and 64).";*
- 8) compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).";*
- 9) submission of revised Planning Approval site plan prior to the signing of the Final Plat; and
- 10) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 13 DATE December 1, 2016

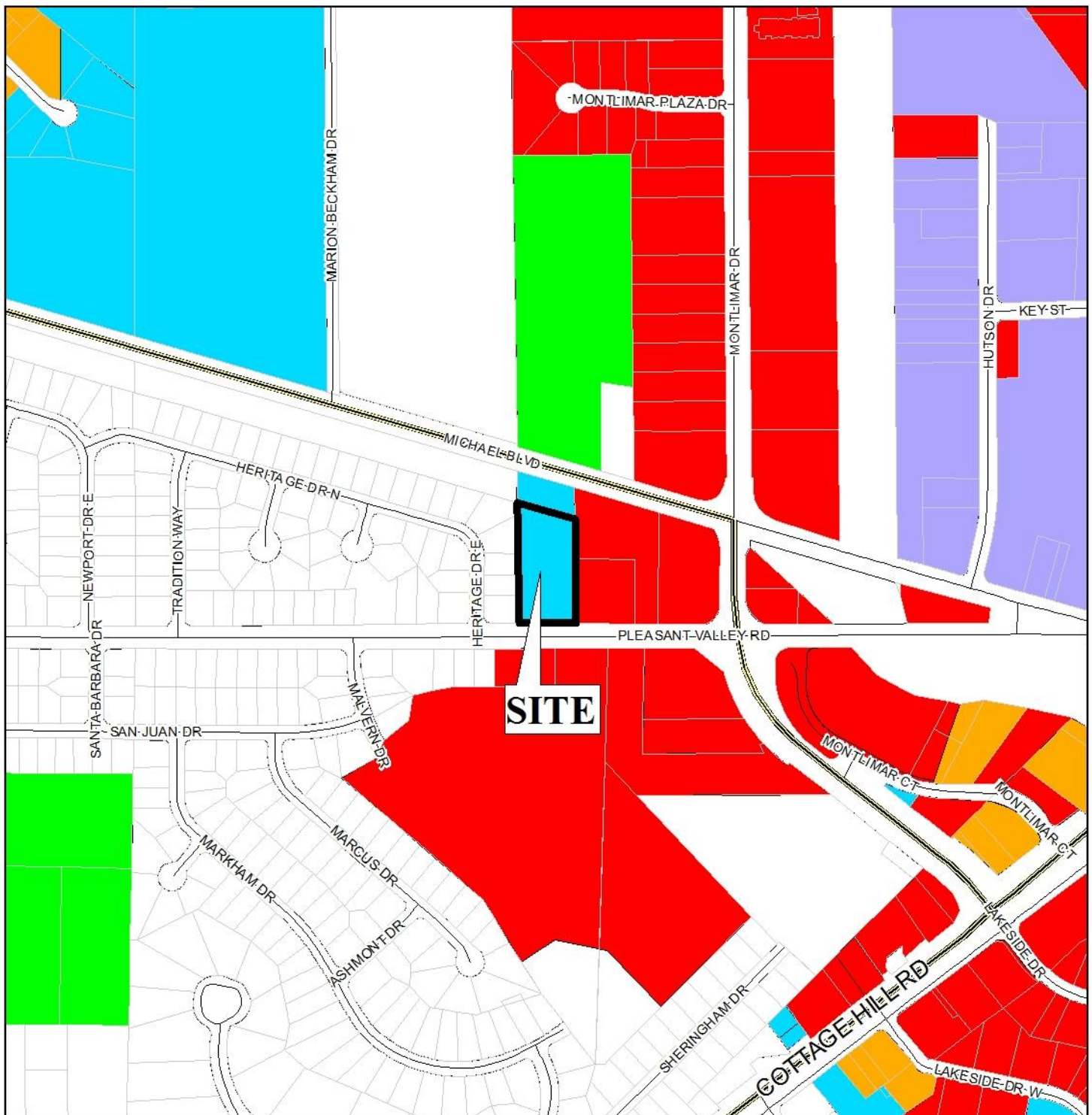
APPLICANT Bright Beginnings Subdivision

REQUEST Subdivision, Planning Approval



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# LOCATOR ZONING MAP



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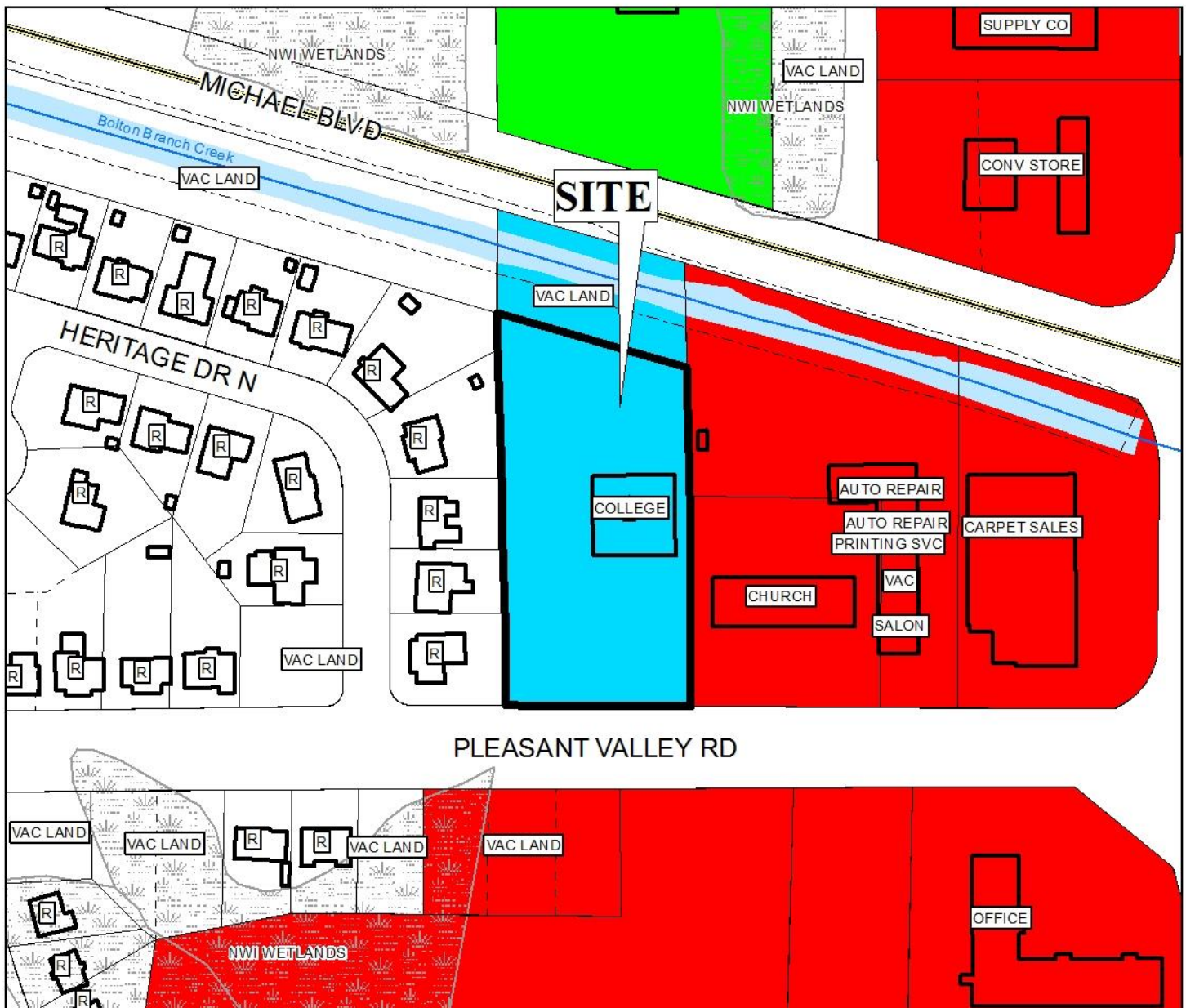
APPLICANT Bright Beginnings Subdivision

REQUEST Subdivision, Planning Approval





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the west and commercial units to the east.  
A school is located to the east.

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REQUEST Subdivision, 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





# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units to the west and commercial units to the east.  
A school is located to the east.

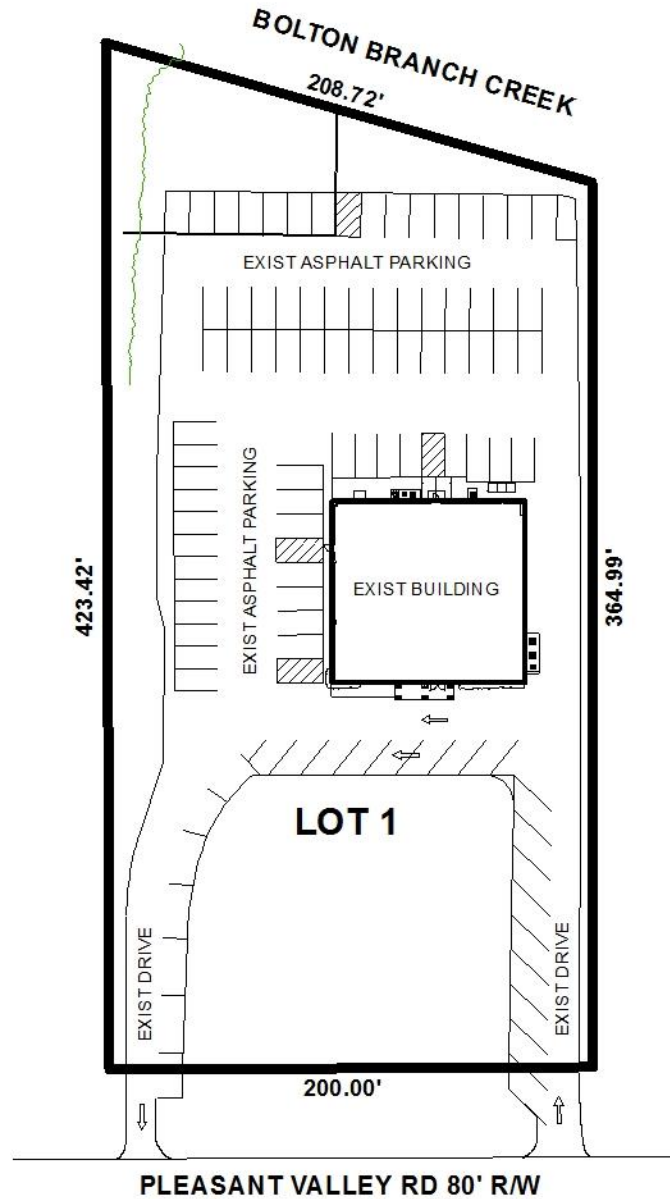
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# SITE PLAN



The site plan illustrates the existing buildings and existing parking facility.

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REQUEST Subdivision, Planning Approval



