

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: May 18, 2017****NAME**

Dunnaway Corporation

NAME4410 Birchwood Drive East and 4548 & 4568 Halls Mill Road
(North side of Halls Mill Road, 215'± West of Laughlin Drive, extending to the South terminus of Birchwood Drive)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

R-1, Single-Family Residence District

AREA OF PROPERTY

2 lots / 25± Acre

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site for a school and daycare in an R-1, Single-Family Residential District and shared access and parking between two building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

No Comments. The Engineering Dept. Notes Are Shown On The Proposed Site Plan Submitted And Dated April 17, 2017.

TRAFFIC ENGINEERING If the Commission considers allowing the off-site parking, the condition of the gated access to Knob Hill Drive should be modified to not allow access to/through that point until such time that the permanent surface is placed for the parking and access areas in the northern portion of the site.**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).

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site for a school and daycare in an R-1, Single-Family Residential District and shared access and parking between two building sites.

The subject site received Planning Approval from the Planning Commission at its August 4, 2016 meeting in order to allow the use of a school and daycare in an R-1, Single-Family Residential District. In addition to Planning Approval, the subject site also received Planned Unit Development Approval from the Planning Commission at the August 4th meeting to allow multiple buildings on a single building site in an R-1, Single-Family Residential District for the proposed school and daycare.

It should also be mentioned that the adjacent site containing the existing church, recently received Subdivision Approval for a 2-lot subdivision, Planned Unit Development Approval to allow access between two building sites, and Planning Approval to allow a church in an R-1, Single-Family Residential District at the April 6, 2017 Planning Commission Meeting.

It should be noted that the school site and the adjoining church operated as a private faith-based school until some point in 2005, when the school was closed. The church and school facilities were divided via a Planning Commission approved subdivision, and the final plat was recorded in late 2006.

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 any changes to the site plan must be approved by the Planning Commission.

The subject site is part of the I.M.S. Subdivision, Resubdivision of Lot 2. The site is located within an R-1, Single Family Residential District, and is bounded by R-1, Single Family Residential to the North, East, West, as well as R-1, Single Family Residential and I-1, Light Industry to the South.

The entire site appears to be depicted as a Suburban Neighborhood Area and as an Industrial Development Area, per the recently adopted Map for Mobile Plan. The intent of the Suburban Neighborhood Area and Industrial Development Area are as followed:

SUBURBAN NEIGHBORHOOD**Intent**

- 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

INDUSTRIAL

Intent

- Minimize impacts to adjacent properties;
- Connect to major infrastructure for ease of major industry;
- Better streetscaping and aesthetic improvements; and
- Connect to nearby areas through transit accommodation for ease of workers' access.

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, where applicable, zoning classification.

The proposed school and daycare site contains four existing buildings comprised of classrooms and a gym, two out-buildings, and existing baseball and football fields. Per the previously approved Planned Unit Development, the development of the site will occur in two phases. Phase I will consist of 570 students with 34 teaching stations and will be limited to Daycare, Pre-Kindergarten, Kindergarten, and Summer/After-School programming. Phase II, at its completion, will consist of a total of 972 students and 65 teaching stations, in addition to an Elementary School program.

The applicant states:

The attached site plan was approved by the Planning Commission on August 4, 2016 with the required revisions being added February 25, 2017. Condition 5 of the PUD approval required paved parking to be provided with the phased development. The applicant is requesting temporary relief from this condition. He has acquired permission from the owner of Lot 1 (First Independent Southern Methodist Church) to use 60 paved parking spaces in their parking lot (see attached letter). The applicant is trying to open the gymnasium (Building B) for a summer day camp and would use the 60 spaces for the teachers and workers. He concentrated on the building plan requirements and received approval March 7, 2017 (BLD2017-00152). His deadline for opening the summer camp is the end of the school year which is approximately June 4, 2017 and will cover a period of approximately 4 months (ending September 30±). Your consideration of this request is appreciated.

The applicant is proposing the operation of a Summer day camp, and the required parking will not be completed until the end of September 2017. The applicant is seeking Planned Unit Development approval to amend a previously approved Planned Unit Development to allow the existing paved parking lot located on the adjacent church site to be temporarily shared and accessed by both the church and the proposed school and daycare until the permanent parking area is completed for the school and daycare site.

According to the Zoning Ordinance, an elementary school and daycare requires one and one-half (1 ½) parking spaces per teaching station. Hence, Phase I would require 51 parking spaces, and

Phase II would require a total of 97.5 parking spaces. The site plan dated April 14, 2005, that was submitted with the application, depicts approximately 62± existing parking spaces on the proposed school site; however, previous measurements conducted by staff reveal that the paved parking area, in its current state, may only be able to accommodate 17 parking spaces, including one accessible parking space. Furthermore, there are additional parking areas found on the school site; however, the parking areas consists of aggregate surfacing, which, according to the Zoning Ordinance, is a non-compliant parking surface material. Based on the aforementioned information, there appears to be a deficit of 34± parking spaces for Phase I development of the site, with an overall deficit of 80.5± parking spaces total for both Phases I and II. The proposed site plan dated April 17, 2017 that was submitted with this application, depicts two enlarged parking lots with paved asphalt, and a total of 104 parking spaces once completed; however, that site plan does not accurately reflect the applicant's current request to allow multiple buildings on a single building site with shared access and parking between the two building sites. The site plans submitted with the application do not depict the proposed parking area configurations and site conditions for the future school and daycare site, as well as depicting the adjoining site and parking lot that will be shared and accessed by both the proposed school and daycare, and the adjacent church.

It should be noted that the Official Board of First Independent Methodist Church supports the applicant's temporary use of the sixty (60) parking spaces located on the Northwest side of the existing church site until the permanent parking areas are completed for the subject site. The existing church purports that the subject parking lot is no longer in use due to decreased church membership, and approves of the use of the parking lot for the school and daycare. Additionally, the church welcomes the proposed school and daycare to the area and sees it as a means of growing and improving the community.

The proposed site plan submitted with the application depicts compliant parking space dimensions and aisle widths; however, the proposed site plan does not reflect adequate queuing space room at the Knob Hill Drive gated entrance. Additionally, the applicant should ensure that all parking spaces abutting landscaped areas are provided with wheel stops or curbing.

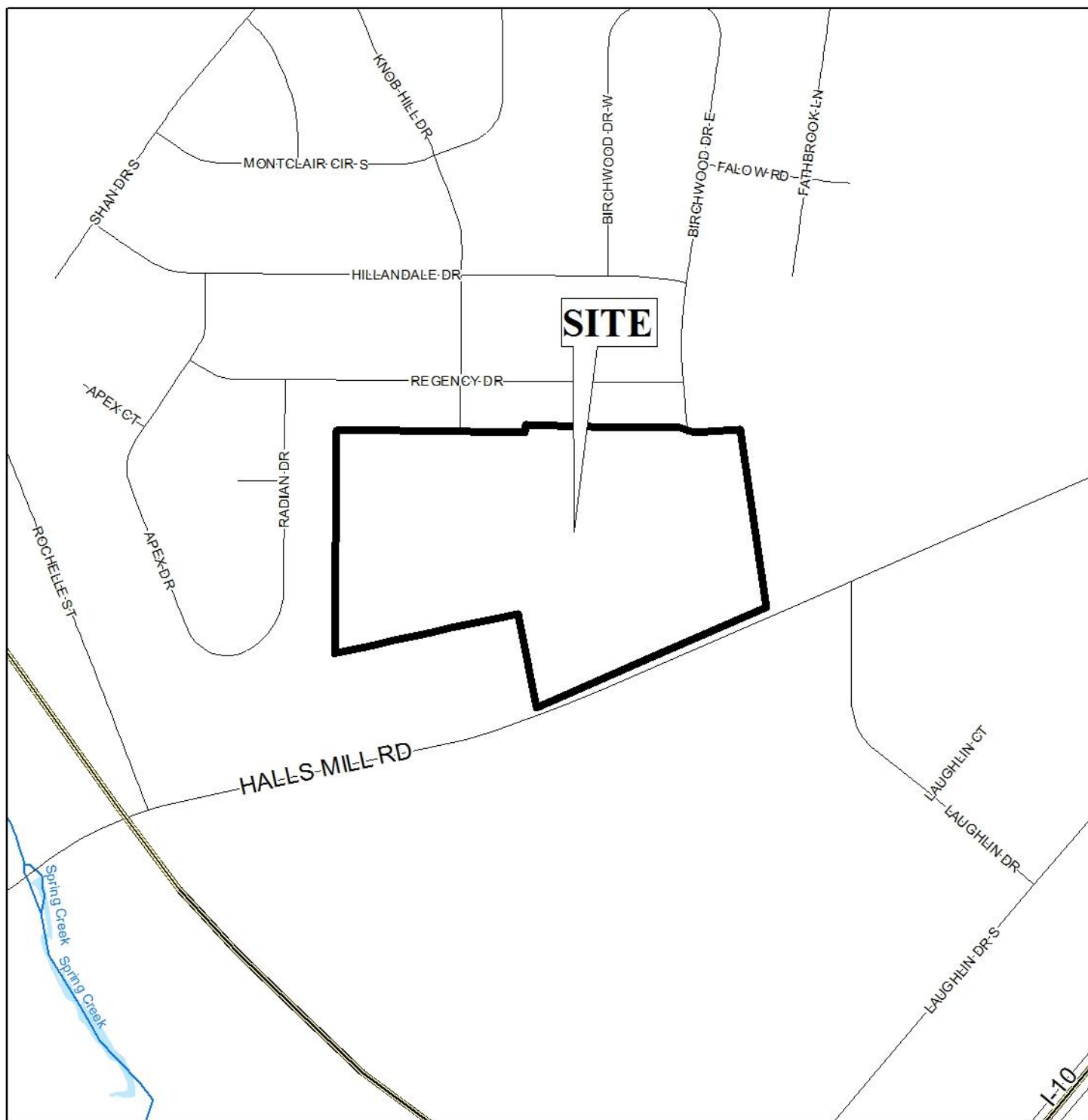
A compliant number of Live Oak frontage trees are shown on the proposed site plan along Halls Mill Road, and the site plan indicates that a proposed 6' high wood privacy fence or a dense landscaping buffer will be provided where the subject site abuts residentially-zoned properties. A 3' high fence or landscaping buffer is depicted within the 25' front minimum setback area.

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

- 1) Shared access and parking are allowed until September 30, 2017;
- 2) Revision of the site plan to illustrate the proposed improvements on the school site as well as existing improvements to the church site;
- 3) Provision of frontage trees along the Halls Mill Road frontage;
- 4) Revision of the site plan to depict the proposed gate blocking access to Knob Hill Drive, with adequate room for queuing space, and note that the gate must be locked when the facility is not in use;

- 5) Provision of a 6-foot high wooden privacy fence or evergreen buffers where there is insufficient buffering adjacent to residential uses;
- 6) Placement of a note on the site plan stating that if a dumpster is placed on the site, it must be located in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 7) Parking to be illuminated in compliance with Section 64-6.A.8. of the Zoning Ordinance, including the provision of a photometric plan at time of application for land disturbance;
- 8) Compliance with Engineering comments (*No Comments. The Engineering Dept. Notes Are Shown On The Proposed Site Plan Submitted And Dated April 17, 2017.*);
- 9) Compliance with Traffic Engineering comments (*If the Commission considers allowing the off-site parking, the condition of the gated access to Knob Hill Drive should be modified to not allow access to/through that point until such time that the permanent surface is placed for the parking and access areas in the northern portion of the site.*);
- 10) 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).*);
- 11) 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)*);
- 12) Provision of a revised site plan reflecting these conditions; and,
- 13) Full compliance with all municipal codes and ordinances, including obtaining all necessary permits for building renovation.

LOCATOR MAP



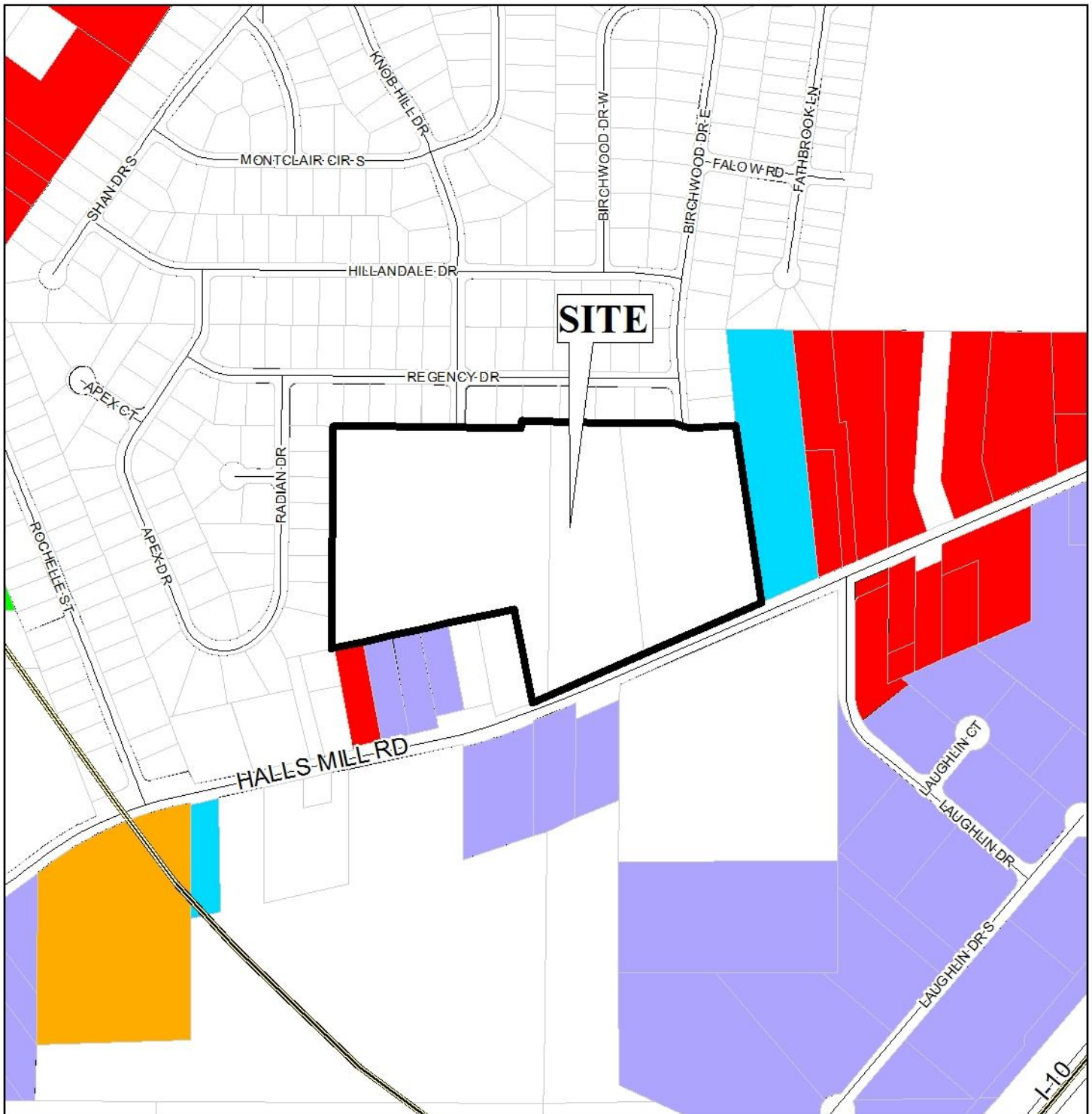
APPLICATION NUMBER 13 DATE May 18, 2017

APPLICANT Dunnaway Corporation

REQUEST Planned Unit Development



LOCATOR ZONING MAP



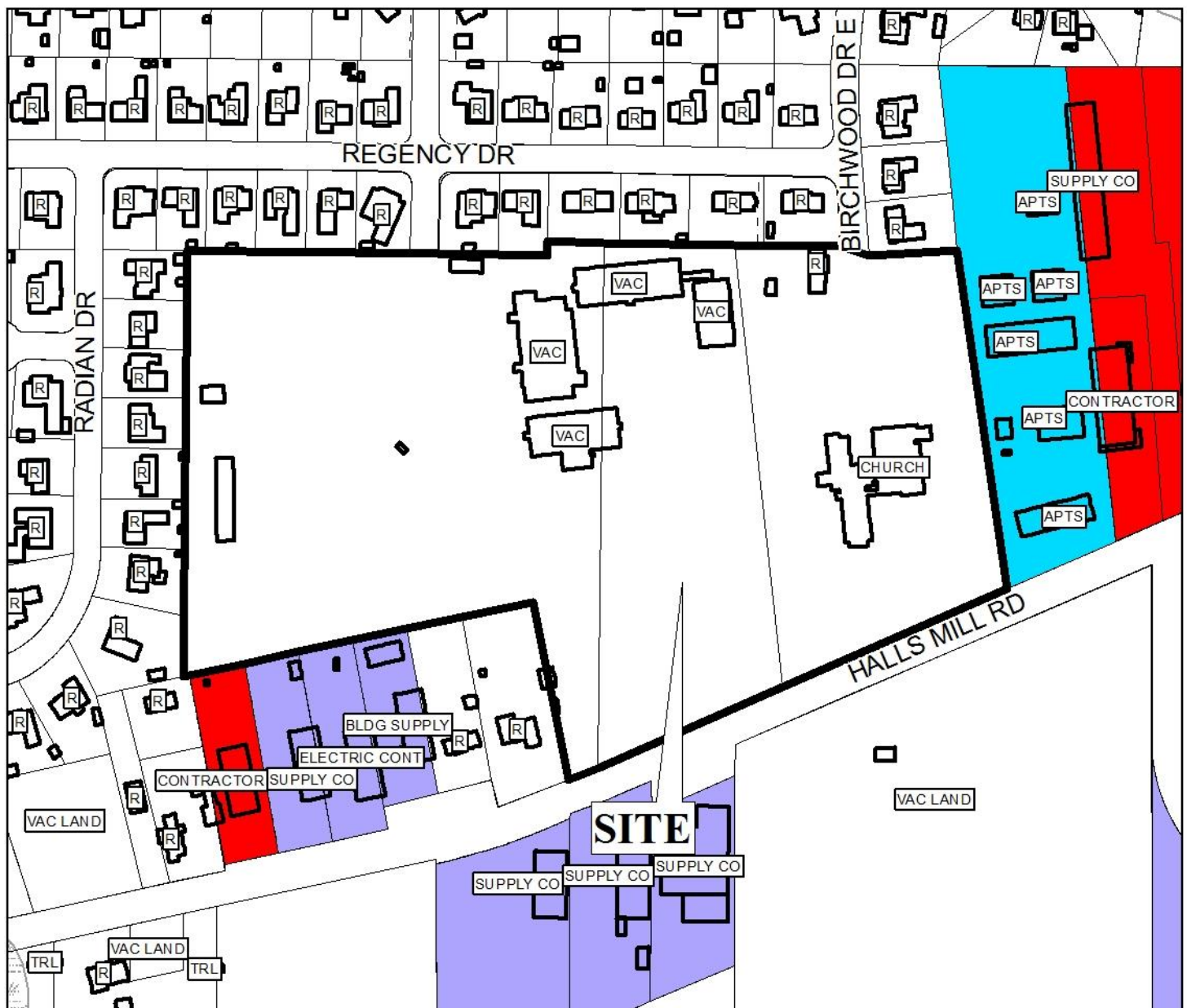
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the north and commercial units to the south

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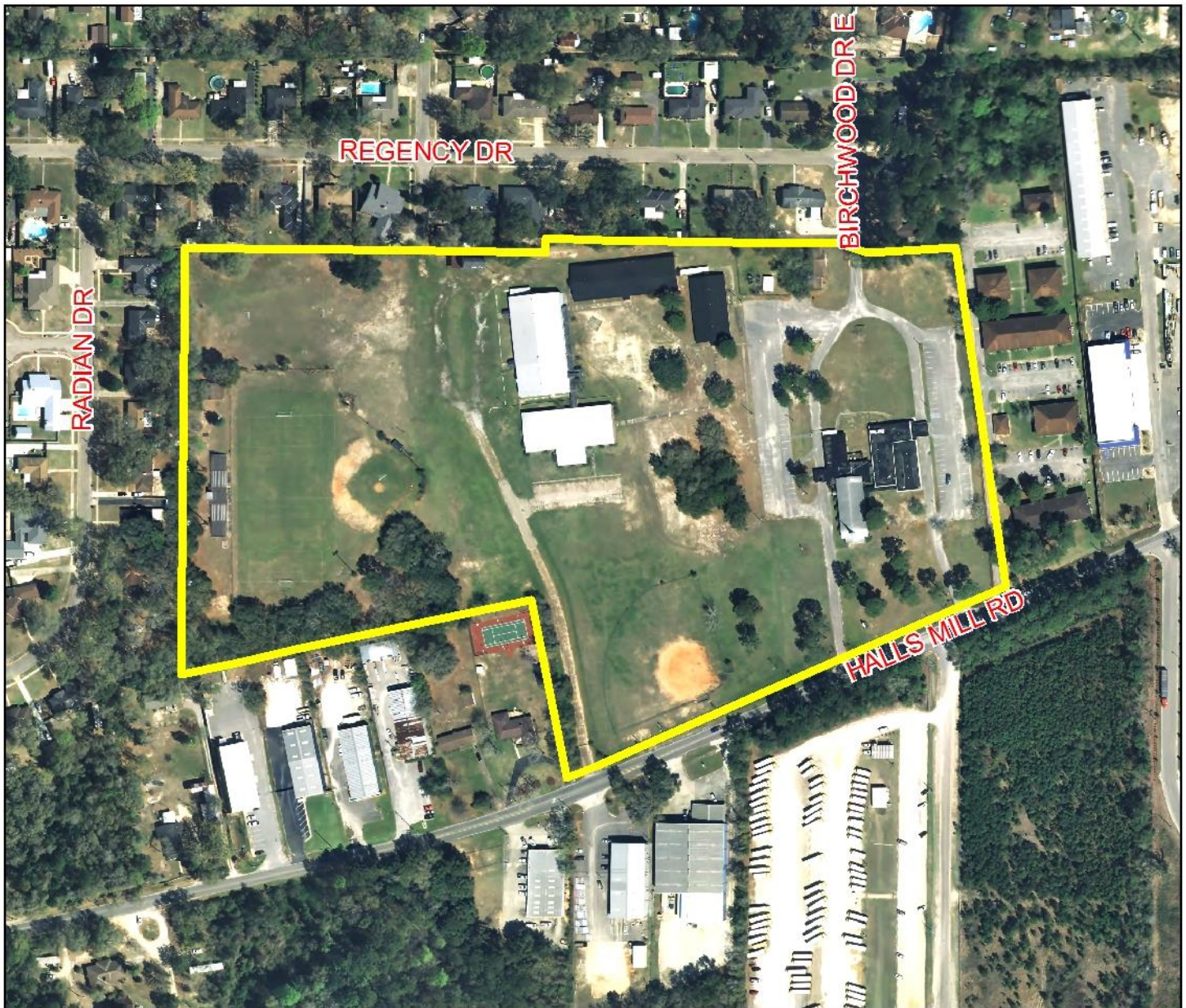
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units to the north and commercial units to the south

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SITE PLAN



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

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