

**PLANNED UNIT DEVELOPMENT &  
PLANNING APPROVAL STAFF REPORT****Date: June 2, 2016**

<b><u>NAME</u></b>	Dunnaway Inc.
<b><u>LOCATION</u></b>	North side of Halls Mill Road, 3/10 mile± West of Rochelle Street
<b><u>CITY COUNCIL DISTRICT</u></b>	District 4
<b><u>PRESENT ZONING</u></b>	R-1, Single-Family Residence District
<b><u>AREA OF PROPERTY</u></b>	1 Lot / 18 ± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to allow multiple buildings on a single building site for a church school and daycare in an R-1, Single-Family Residential District, and Planning Approval to allow the use of a church school and daycare in an R-1, Single-Family Residential District.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<b><u>ENGINEERING COMMENTS</u></b>	

ADD THE FOLLOWING NOTES TO THE PUD AND PLANNING APPROVAL SITE PLANS:

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 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, paving, and all above ground structures, 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. 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.

5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **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. 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 (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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)

## **REMARKS**

The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site for a church school and daycare in an R-1, Single-Family Residential District, and Planning Approval to allow the use of a church school and daycare in an R-1, Single-Family Residential District. Planning Approval is required for private schools and associated daycares in R-1 districts.

The site appears to be depicted in two different Development Areas, per the recently adopted Map for Mobile Plan: A "Suburban Neighborhood" Development Area and an "Industrial" Development Area. The intent of each respective Development Area is as follows:

### **SUBURBAN NEIGHBORHOOD**

#### **Intent**

- Emphasize connectivity to surrounding neighborhoods and close services and retail;
- Accommodation of pedestrian and bicycle traffic in addition to automobiles; and
- 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 review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. PUD approval is site plan specific, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

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

The applicant, acting on behalf of Rainbow Outreach Ministries, proposes to renovate the existing classroom and gym facilities to allow the establishment of a new faith-based school and daycare. The site contains four existing buildings containing classrooms and a gym, two out-buildings, and existing baseball and football fields. The football field includes a grandstand. The school site and the adjoining church were 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.

The applicant does not intend to make any changes to the site other than to renovate the existing buildings in phases. As the school buildings have been (apparently) unused since late 2005, there may be Building, Electrical, Mechanical, Plumbing and Fire Code concerns. Internal improvements may require the provision of accessible facilities, which will also trigger the requirement for accessible parking on the site.

Regarding Zoning Ordinance compliance, no information regarding the number of classrooms, teaching stations, hours of operation, students, etc. were provided with the applications. Parking for elementary and middle schools is based upon the number of teaching stations, while for high school it is based upon the number of students. It also appears that a portion of the area that may be used for parking is surfaced with aggregate, and thus is a non-compliant parking surface: a

variance request to the Board of Zoning Adjustment will be required in order to retain any aggregate parking areas, otherwise, all parking areas must be paved. Additionally, parking areas with more than 10 spaces must be illuminated if the parking area is used at night, in compliance with Section 64-6.A.3.c. of the Zoning Ordinance.

No dumpsters are indicated on the site plan. If a dumpster will be used, it must be placed in accordance with Section 64-4.D.9. of the Zoning Ordinance.

The site plan does not indicate if there is a buffer between the school site and adjacent residential uses, such as a 6-foot high wooden privacy fence or 10-foot wide evergreen vegetative buffer. The site plan should be revised to depict a fence or protection buffer strip where the school abuts residential uses, in accordance with Section 64-4.D.1. of the Zoning Ordinance.

No information was provided quantifying tree and landscape compliance. The site plan should be revised to include total landscape area, frontage landscape area, and tree compliance information.

While the site was used for many years as a school, any aspects of non-conformance with Zoning Ordinance requirements (grandfathered status) have been lost due to the vacancy of the school for approximately 10 years. Insufficient information was included with the application for staff to determine if the proposed re-use of the school would comply with the requirements of the Zoning Ordinance.

## **RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, the application is recommended for Holdover until the July 7th meeting, so that the following can be undertaken, with revisions provided by June 13th:

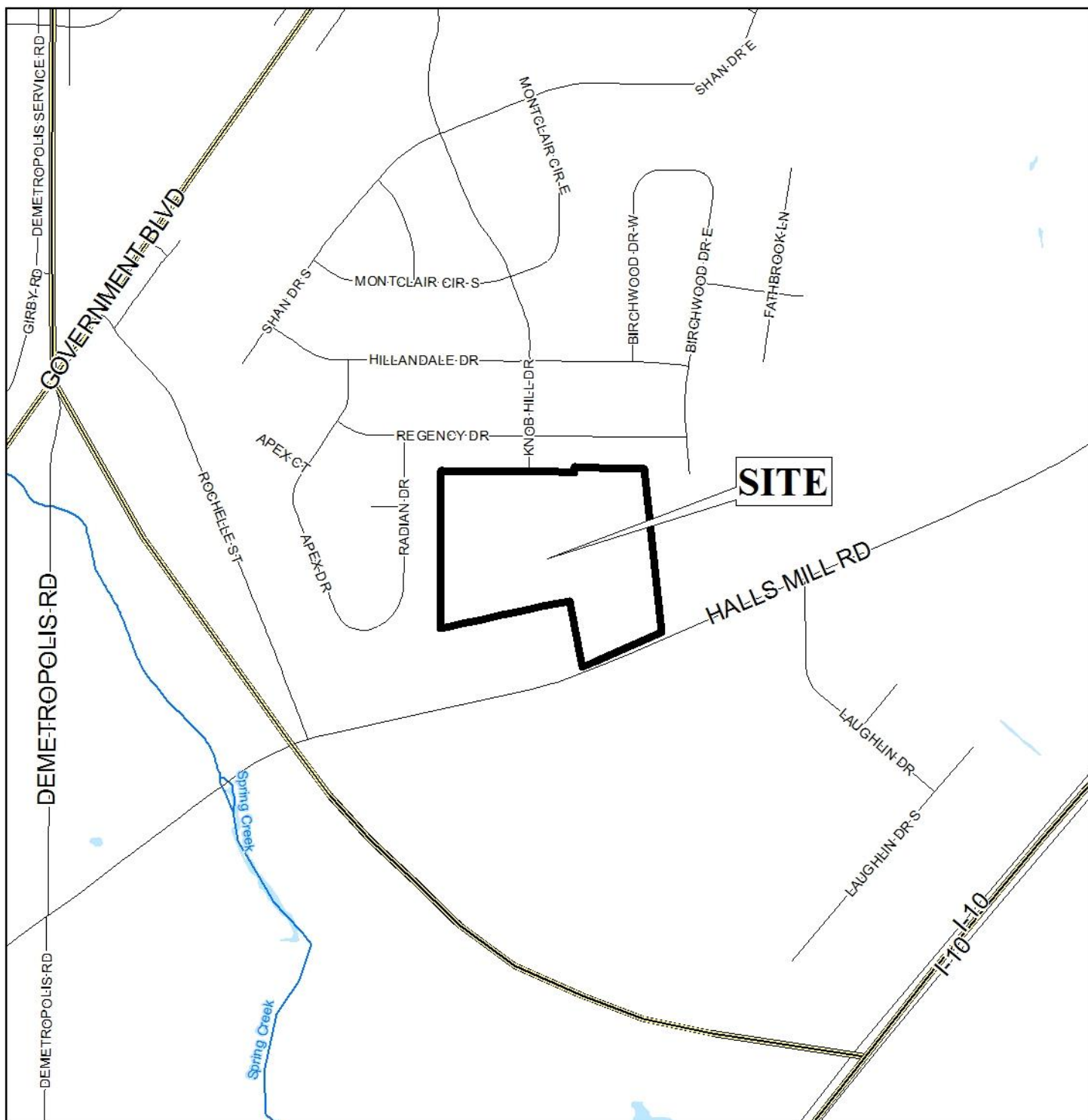
- 1) Provision of information regarding the number of classrooms, teaching stations, and students by grade;
- 2) Provision of information regarding the hours of operation;
- 3) Revision of the site plan to identify which parking areas are paved and which are surfaced in aggregate;
- 4) Revision of the site plan to identify which buildings are classroom buildings versus the gym facility, and the proposed sequence of renovation;
- 5) Revision of the site plan to include total landscape area, frontage landscape area, and tree compliance information; and
- 6) Revision of the site plan to clearly depict a new fence or protection buffer strip along the boundaries of the site where it abuts residential uses, in accordance with Section 64-4.D.1. of the Zoning Ordinance.

**Planning Approval:** Based upon the preceding, the application is recommended for Holdover until the July 7th meeting, so that the following can be undertaken, with revisions provided by June 13th:

- 1) Provision of information regarding the number of classrooms, teaching stations, and students by grade;
- 2) Provision of information regarding the hours of operation;

- 3) Revision of the site plan to identify which parking areas are paved and which are surfaced in aggregate;
- 4) Revision of the site plan to identify which buildings are classroom buildings versus the gym facility, and the proposed sequence of renovation;
- 5) Revision of the site plan to include total landscape area, frontage landscape area, and tree compliance information; and
- 6) Revision of the site plan to clearly depict a new fence or protection buffer strip along the boundaries of the site where it abuts residential uses, in accordance with Section 64-4.D.1. of the Zoning Ordinance.

# LOCATOR MAP



APPLICATION NUMBER 14 DATE June 2, 2016  
APPLICANT Dunnaway Inc.  
REQUEST Planning Approval, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

APPLICATION NUMBER 14 DATE June 2, 2016

APPLICANT Dunnaway Inc.

REQUEST Planning Approval, Planned Unit Development

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 north, and commercial units to the south.

APPLICATION NUMBER 14 DATE June 2, 2016

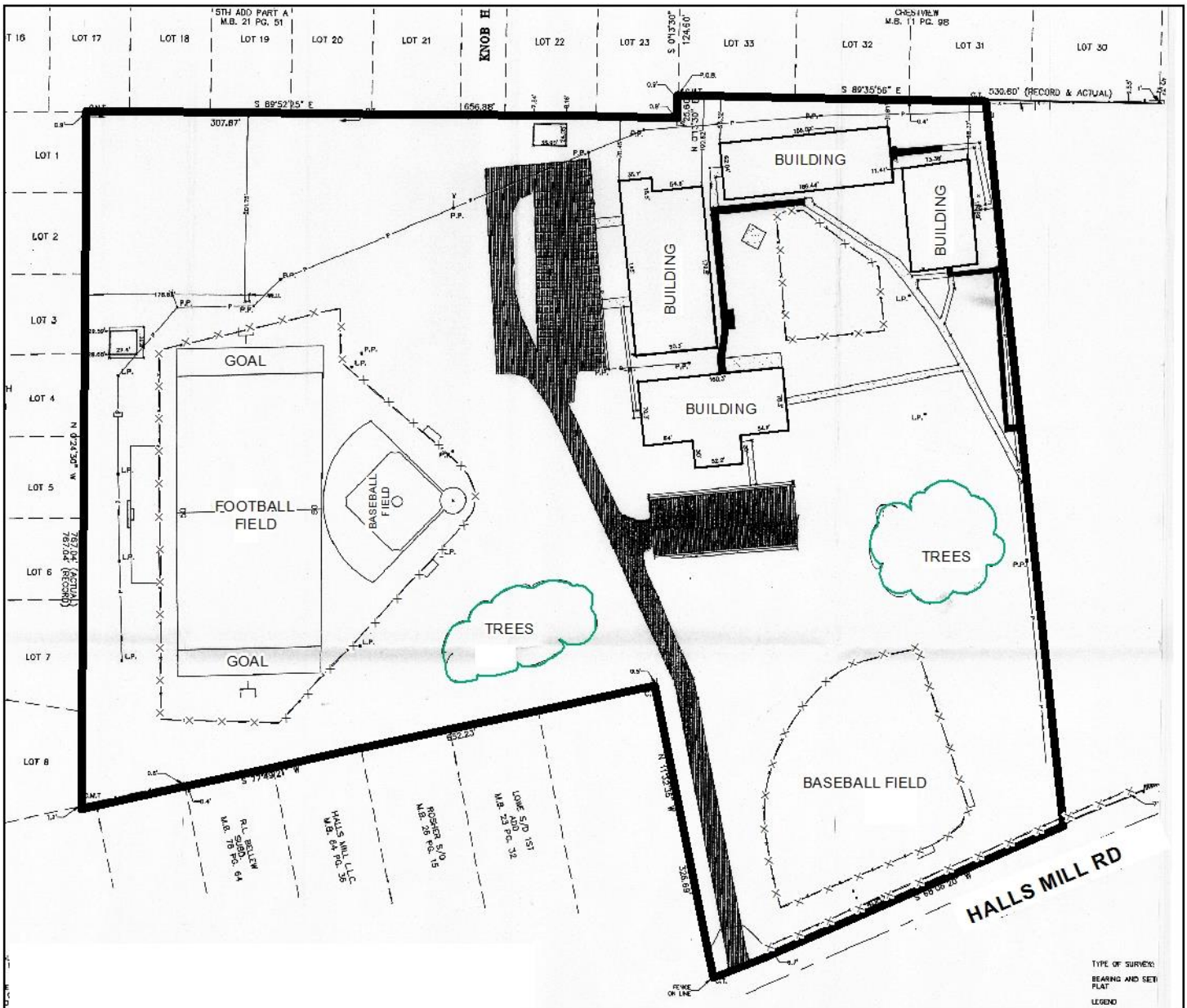
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# SITE PLAN



The site plan illustrates the existing buildings, fields, fences, and trees.

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