

**PLANNING APPROVAL &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: January 8, 2004

NAME

St. Paul' Episcopal School

LOCATION

161 Dogwood Lane
(Campus area bounded by Old Shell Road, Dogwood Lane,
Loyola Lane, Myrtlewood Lane [vacated], South Avenue,
Spring Hill College and Provident Lane)

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

34 \pm Acres

CONTEMPLATED USE

Intermediate school library and classroom expansions, an
art studio, and expansion of bleachers, concessions, and
visitors press box in an existing stadium for a private
school

**TIME SCHEDULE
FOR DEVELOPMENT**

None given

**ENGINEERING
COMMENTS**

Please require comprehensive drainage plan as condition of
approval. Must comply with all stormwater and flood control ordinances. Any work performed
in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

All driveway widths and locations to be approved by
Traffic Engineering; and design to meet AASHTO Standards

**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
61-929 and City Code Chapters 57 and 64). Urban Forestry requests that St. Paul's campus,
through coordination with Urban Forestry, be brought into compliance with landscape and tree
requirements.

REMARKS

The applicant is requesting Planning Approval and Planned
Unit Development approval to modify existing Master Plans to allow for the expansion of the
intermediate school library and classrooms, an art studio, expansion of bleachers and
concessions, and a visitors press box in an existing stadium for a private school; and to allow
multiple buildings on a single building site.

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.

The site has received numerous approvals for building additions in the past 10 years; and received master plan approvals (both Planning Approval and PUD) in 1999. The master plan approvals were granted subject to the following conditions: 1) submission of individual applications for each project (other than those involved in this amended application), providing detailed information with regard to the numbers of classrooms involved, number of parking spaces provided, and detailed information on the location of proposed improvements; and 2) provision of information with regard to enrollment, broken down by elementary school level, middle school level and high school level, as well as a count of all parking space available to ensure compliance with the parking requirements.

Since 1999, the master plans have been amended with Planning Commission approval. The current amendments include: an expansion of the intermediate library, new intermediate classrooms, an art studio, additional bleachers and concessions, and a new press box in the existing stadium. Although the additional classrooms and library expansion were not shown on the 1999 approvals, a large intermediate classroom building was shown; that classroom building has since been deleted from the plans. In its place is a large parking lot (existing), and the proposed art studio, which is much smaller than the previously proposed classroom building.

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.

The proposed additions will not impact the circulation of the existing campus; however, the additional classrooms and bleachers may necessitate an increase in parking spaces. Additionally, the applicant has submitted a letter stating that the proposed additions are not intended to accommodate additional students, but to broaden the existing educational program at the school. As with the prior approvals detailed accounting of school enrollment, and provision of necessary parking should be required.

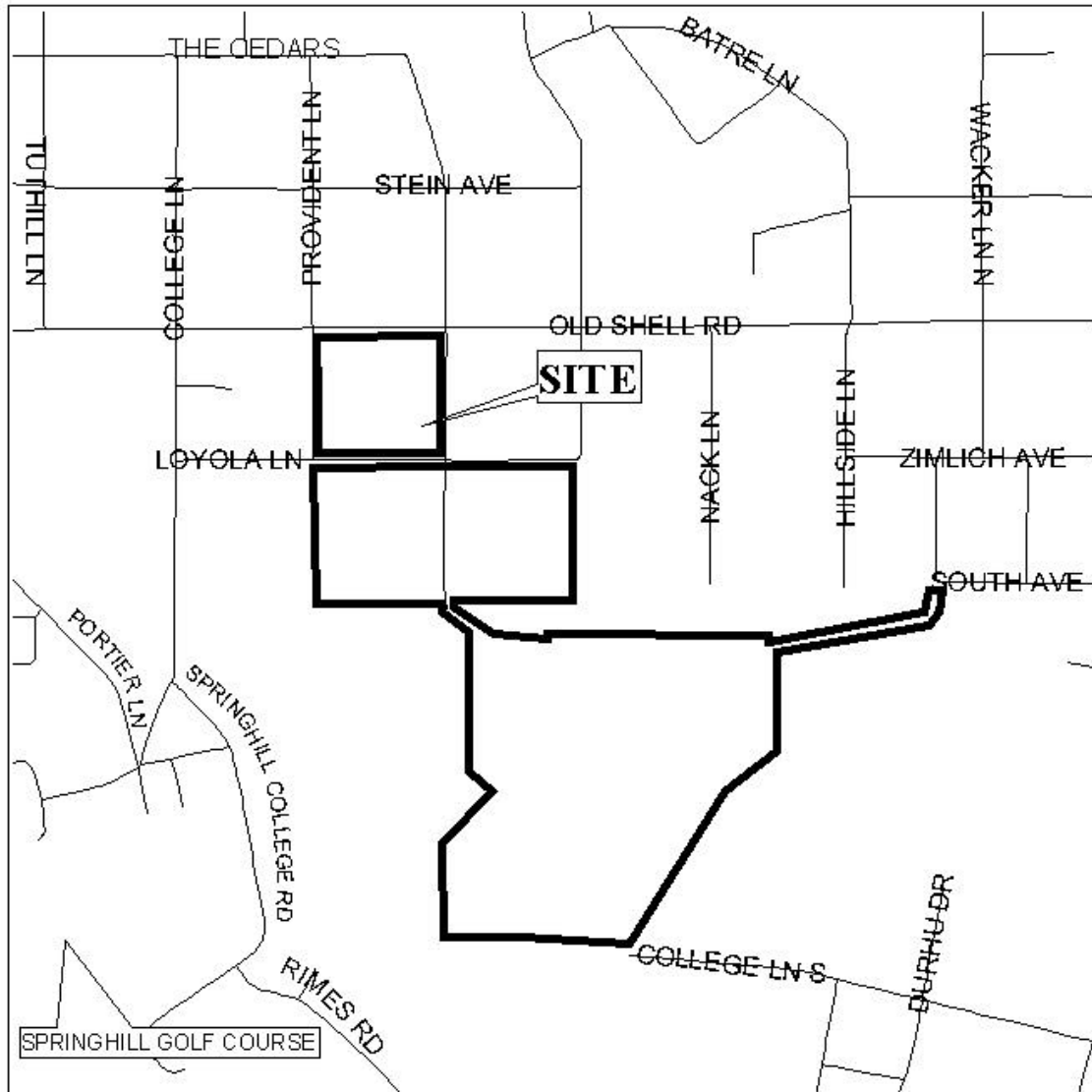
RECOMMENDATION

Planning Approval Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) submission of individual applications for each project (other than those involved in this amended application), providing detailed information with regard to the numbers of classrooms involved, number of parking spaces provided, and detailed information on the location of proposed improvements; 2) provision of information with regard to enrollment, broken down by elementary school level, middle school level and high school level, as well as a count of all parking space available to

ensure compliance with the parking requirements; 3) 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 61-929 and City Code Chapters 57 and 64); 4) full compliance with the landscaping and tree planting requirements of the Ordinance for the entire campus, to be coordinated with and approved by Urban Forestry; 5) full compliance with City Engineering Comments including the provision of a comprehensive drainage plan; and 6) full compliance with all municipal codes and ordinances.

Planned Unit Development Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) submission of individual applications for each project (other than those involved in this amended application), providing detailed information with regard to the numbers of classrooms involved, number of parking spaces provided, and detailed information on the location of proposed improvements; 2) provision of information with regard to enrollment, broken down by elementary school level, middle school level and high school level, as well as a count of all parking space available to ensure compliance with the parking requirements; 3) 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 61-929 and City Code Chapters 57 and 64); 4) full compliance with the landscaping and tree planting requirements of the Ordinance for the entire campus, to be coordinated with and approved by Urban Forestry; 5) full compliance with City Engineering Comments including the provision of a comprehensive drainage plan; and 6) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 13 & 14 DATE January 8, 2004
APPLICANT St Paul's Episcopal School
REQUEST Planning Approval, Planned Unit Development



NTS

**PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING**



Single-family residential units are located to the north and east of the site.
A college is located to the west and south of the site. Apartments are located to the east of the site.

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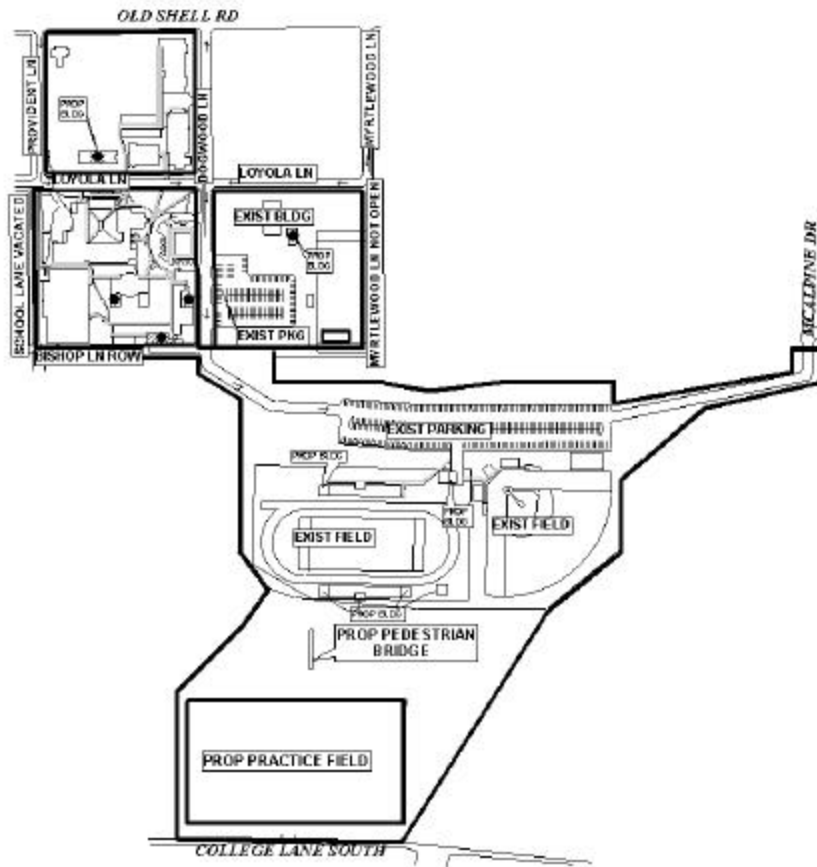
REQUEST Planning Approval, Planned Unit Development

LEGEND



NTS

SITE PLAN



Campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane (vacated), South Avenue, Spring Hill College, and Provident Lane, the site plan illustrates the existing buildings and parking along with proposed buildings and bridge.

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