

**PLANNED UNIT DEVELOPMENT &  
PLANNING APPROVAL****Date: April 5, 2018**

<b><u>NAME</u></b>	UMS-Wright Corporation
<b><u>SUBDIVISION NAME</u></b>	UMS-Wright Subdivision, Resubdivision of and Addition to Lot 1
<b><u>LOCATION</u></b>	65 North Mobile Street (Southwest corner of Mobile Street and Old Shell Road, extending South and West to the CN Railroad right-of-way and the South terminus of Martin Street).
<b><u>CITY COUNCIL DISTRICT</u></b>	District 1
<b><u>PRESENT ZONING</u></b>	R-1, Single-Family Residential
<b><u>AREA OF PROPERTY</u></b>	52.19± acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to amend a previously approved Planned Unit Development to add two 36' x 24' modular buildings to a single building site with multiple buildings in an R-1, Single-Family Residential District; and Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing school in an R-1, Single Family Residential District to include two temporary modular classroom buildings.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediately

**ENGINEERING  
COMMENTS****Planned Unit Development:**

Revise NOTES #2 to delete the following portion of the last sentence "... AND MUST COMPLY WITH ... STORM SEWER SYSTEM PIPING")

**ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:**

1. 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.

2. 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.
3. 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.
4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

### **Planning Approval:**

NO ADDITIONAL COMMENTS

### **TRAFFIC ENGINEERING COMMENTS**

Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study will be required for this site. 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).

### **REMARKS**

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to add two 36' x 24' modular buildings to a single building site with multiple buildings in an R-1, Single-Family Residential District; and Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing school in an R-1, Single Family Residential District to include two temporary modular classroom buildings.

The site has been given Institutional (INS) land use designation, per the recently adopted Future Land Use Plan and Map. 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.

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.

**Planning Approval and PUD approval are site plan specific, thus the plan must be accurate at time of submittal, and any changes to the site plan must be approved by the Planning Commission. Also, PUDs expire in one year if no permits are obtained.**



The site last received Planning Approval and Planned Unit Development approval from the Planning Commission at its November 20, 2014 meeting, to allow expansion of the baseball and softball fields. Since two temporary modular classroom buildings are proposed to be added to the campus, those previously approved applications must be amended, hence these applications.

The applicant states:

*An existing school site operating in an R-1 zoned district wants to revise a previously approved Planning Approval (and PUD) to install two 36' x 24' modular buildings in an existing asphalt paved area for classrooms.*

The modular buildings are proposed to be on-site for approximately three years and will be used for special classes of only three to five students. The school anticipates a large number of K3 classes next year and to make room for them, the special classes are moving out of their current building in order to keep the K3 classes in their regular building. The site plan indicates the two proposed buildings located in an open area out of drive aisles and parking areas and not impacting any required access/maneuvering areas or parking. No trees would need to be removed for their placement. As the proposed structures are temporary and minor in relation to the over-all site, their allowance should have no negative impact on the site or surrounding neighborhood.

**Planned Unit Development:** Based upon the preceding, staff recommends to the Planning Commission the following findings of facts 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 will allow a temporary use in preparation for future development on the site;
- 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 it will allow the continuation of the school's educational mission during a time of physical facilities transition;
- 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 a small amount of space will actually be required for the proposed use;
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because there will be no loss of landscaping or trees on the site;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there should be no disruption to internal site pedestrian and traffic flow, or reduction in open space;
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because existing utilities, streets and public utilities will be utilized.



The approval is subject to the following conditions:

- 1) placement of a note on the site plan stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 2) compliance with Engineering comments: *[Revise NOTES #2 to delete the following portion of the last sentence "... AND MUST COMPLY WITH ... STORM SEWER SYSTEM PIPING)" ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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. 2. 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. 3. 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. 4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 3) compliance with Traffic Engineering comments: *(Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study will be required for this site. 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.);*
- 4) 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).];*
- 5) 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).];*
- 6) full compliance with all municipal codes and ordinances; and
- 7) submission of a revised PUD and PA site plan prior to any request for permits.

**Planning Approval:** Based upon the preceding, staff recommends to the Planning Commission the following findings of facts for Approval of the Planning 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 it should have no impact on any of those items due to the limited scope and temporary nature;



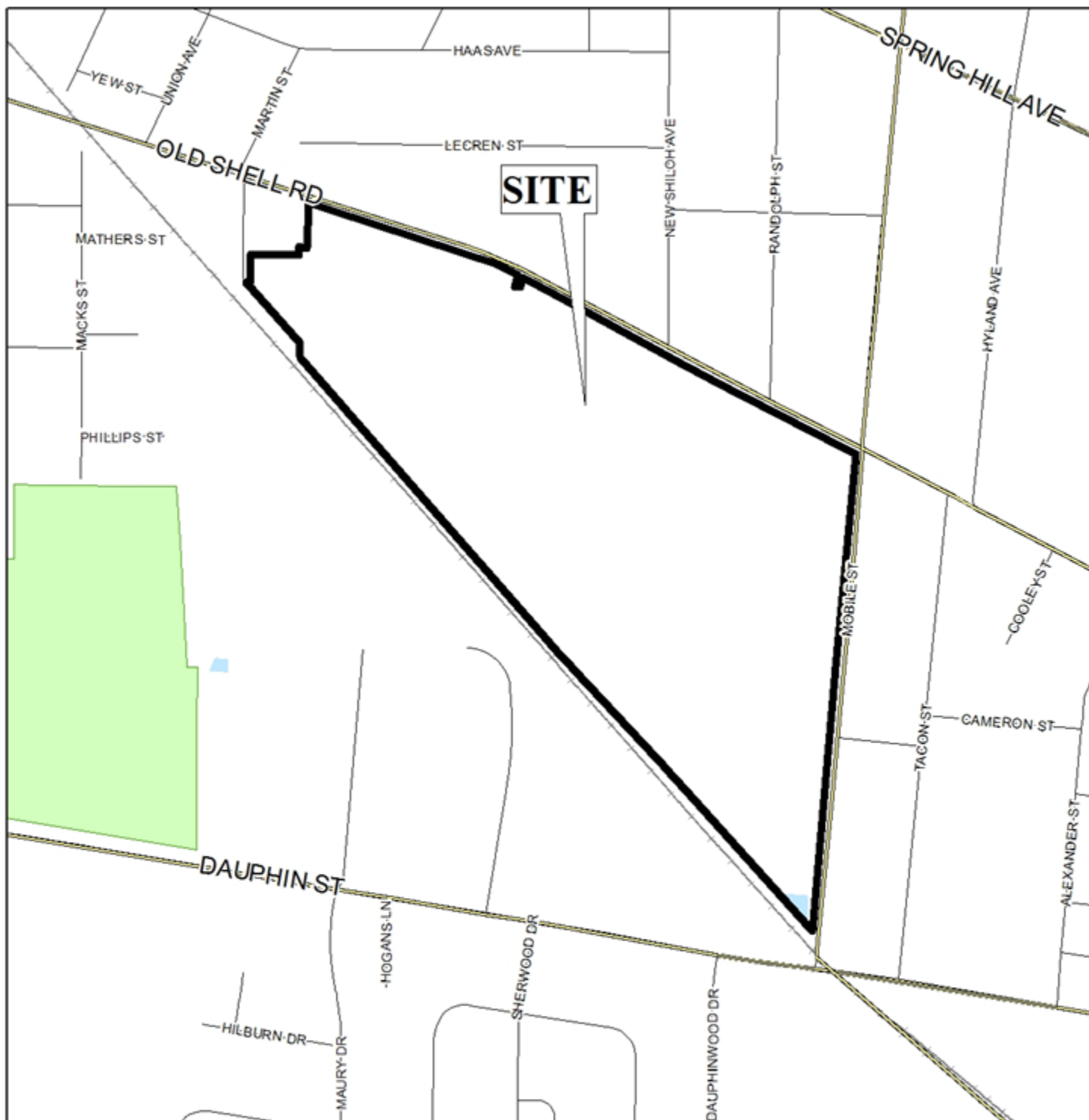
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because the buildings are located out of any traffic lanes and no increased traffic is anticipated; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it will be of minimal size in relation to the over-all site, will be temporary in nature, and will be associated with the functioning of the site as a school.

The approval is subject to the following conditions:

- 1) placement of a note on the site plan stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 2) compliance with the Traffic Engineering comments: (Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study will be required for this site. 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.);
- 3) 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).];
- 4) 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).];
- 5) full compliance with all municipal codes and ordinance; and
- 6) submission of a revised PUD and PA site plan prior to any request for permits.



# LOCATOR MAP



APPLICATION NUMBER 14 DATE April 5, 2018

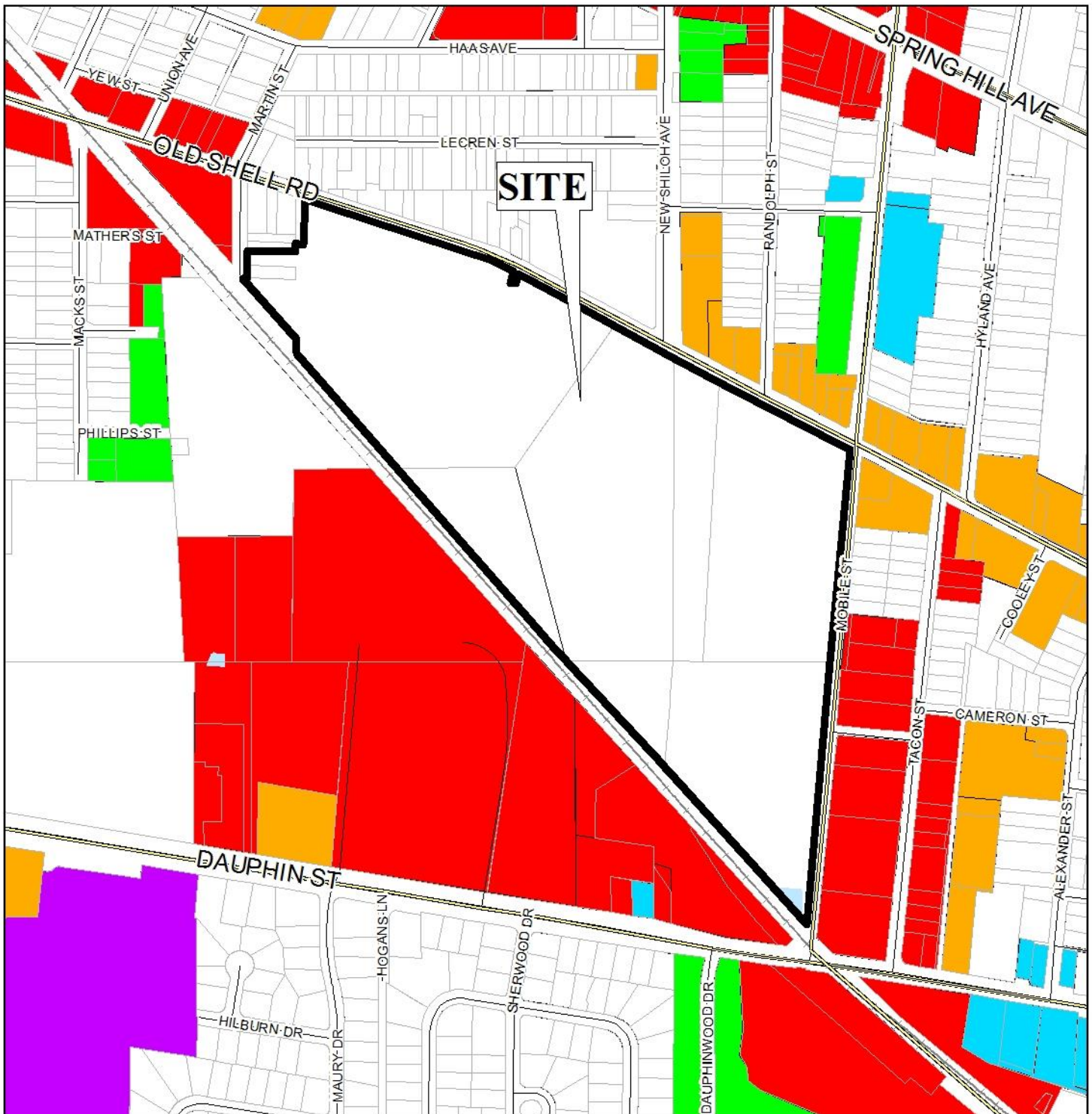
APPLICANT UMS-Wright Corporation

REQUEST Planned Unit Development, Planning Approval





# LOCATOR ZONING MAP



APPLICATION NUMBER 14 DATE April 5, 2018

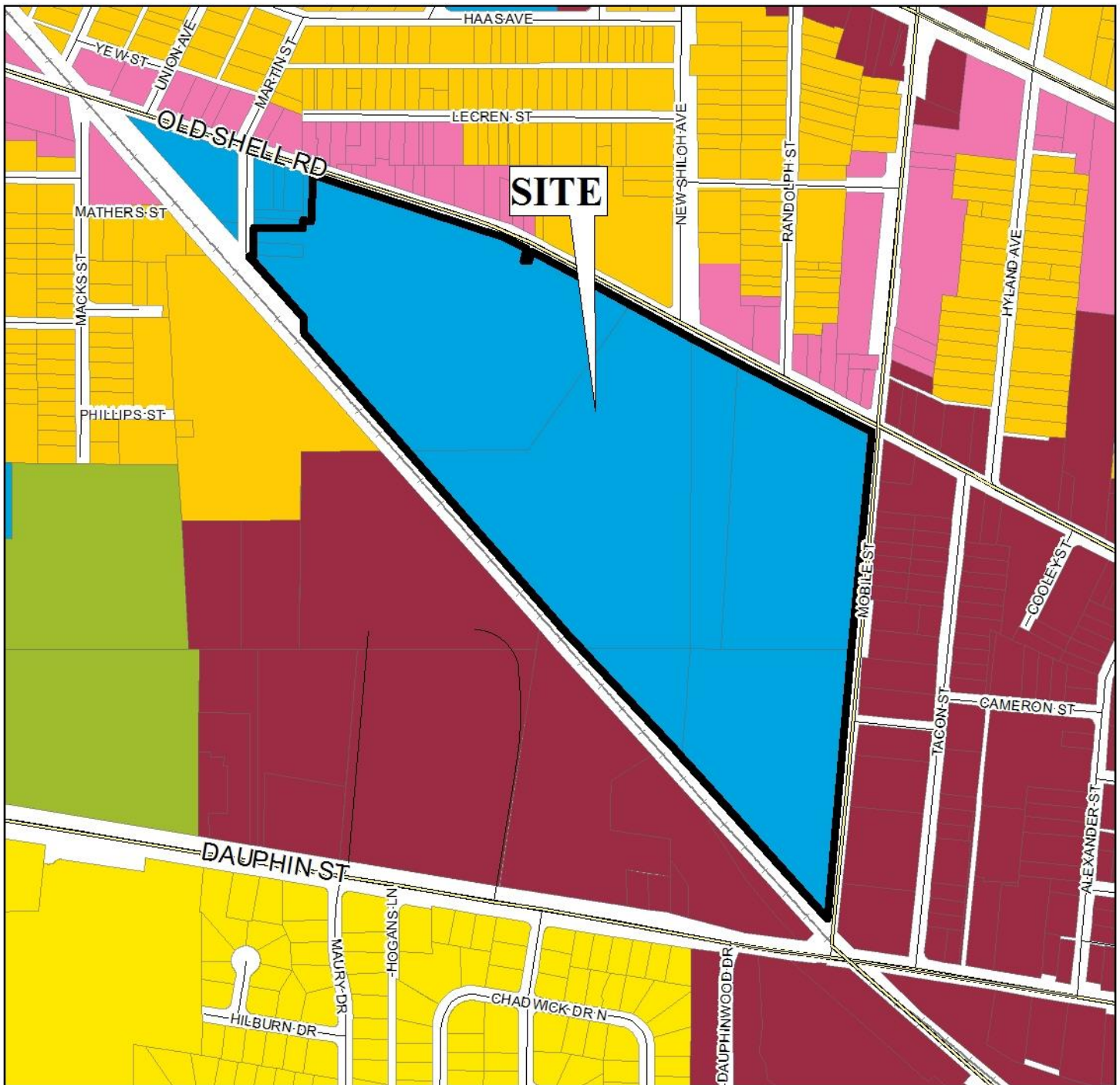
APPLICANT UMS-Wright Corporation

REQUEST Planned Unit Development, Planning Approval





# FLUM LOCATOR MAP



APPLICATION NUMBER 14 DATE April 5, 2018

APPLICANT UMS-Wright Corporation

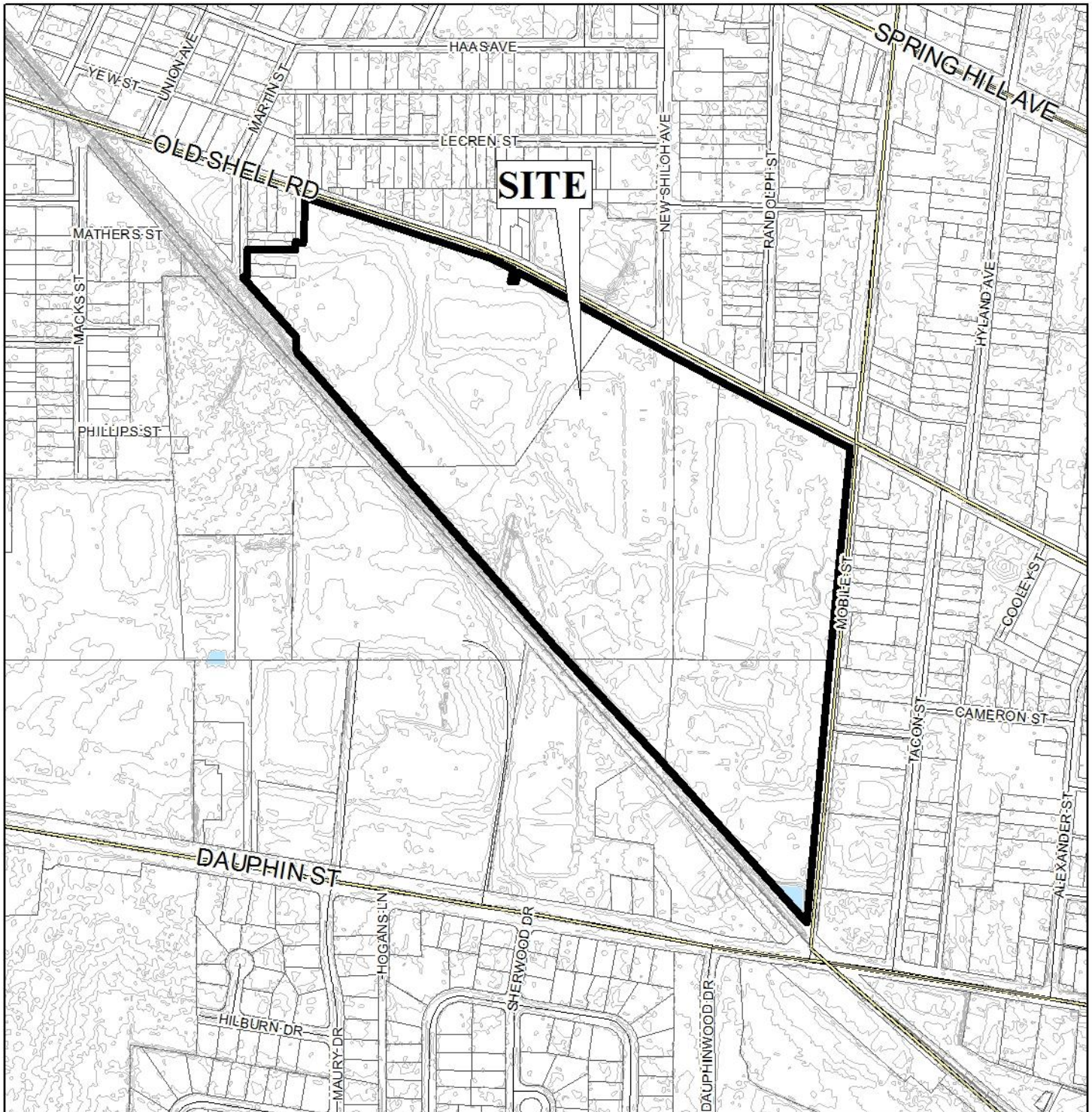
REQUEST Planned Unit Development, Planning Approval

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	





# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 14 DATE April 5, 2018

APPLICANT UMS-Wright Corporation

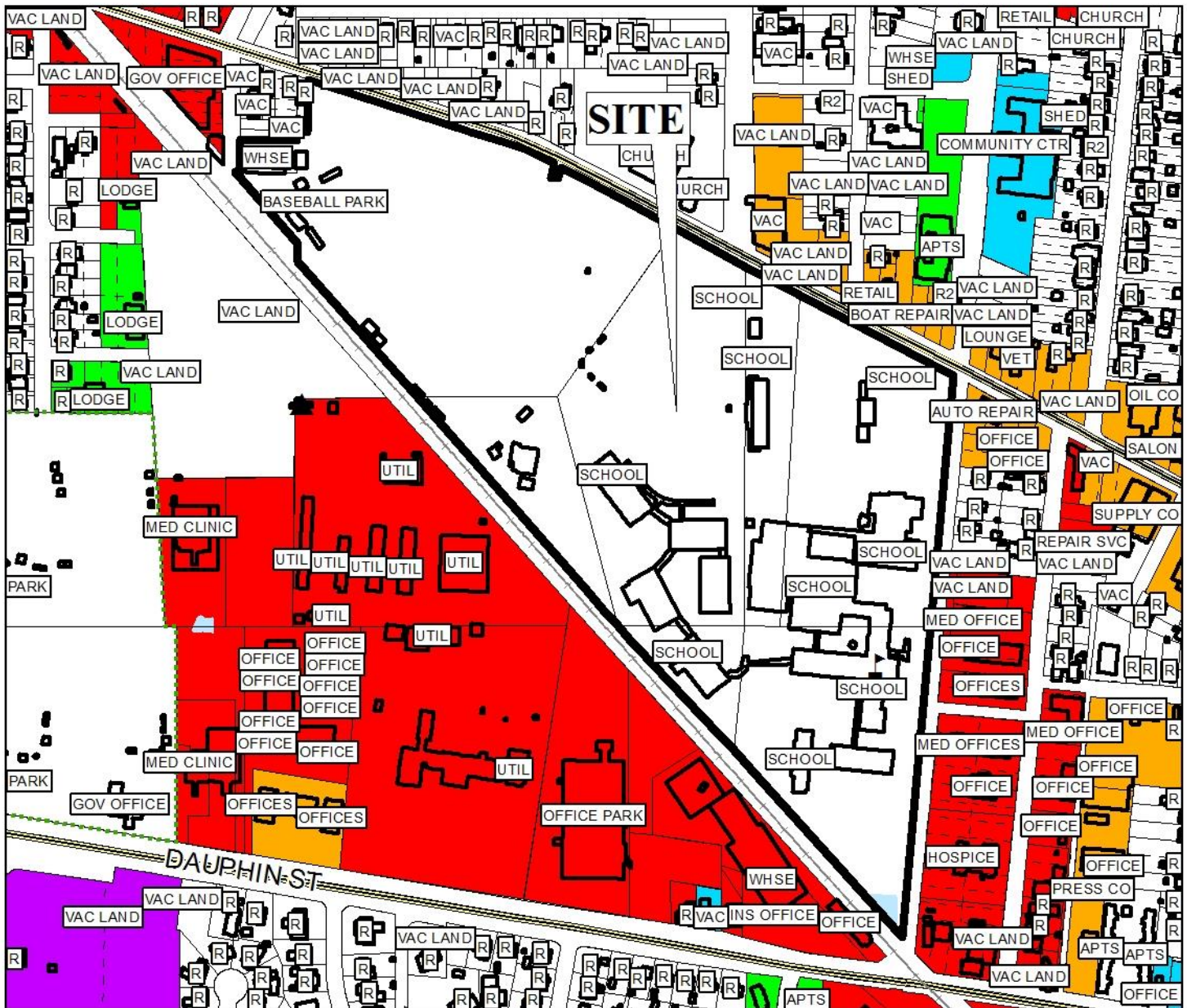
REQUEST Planned Unit Development, Planning Approval



NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous units.

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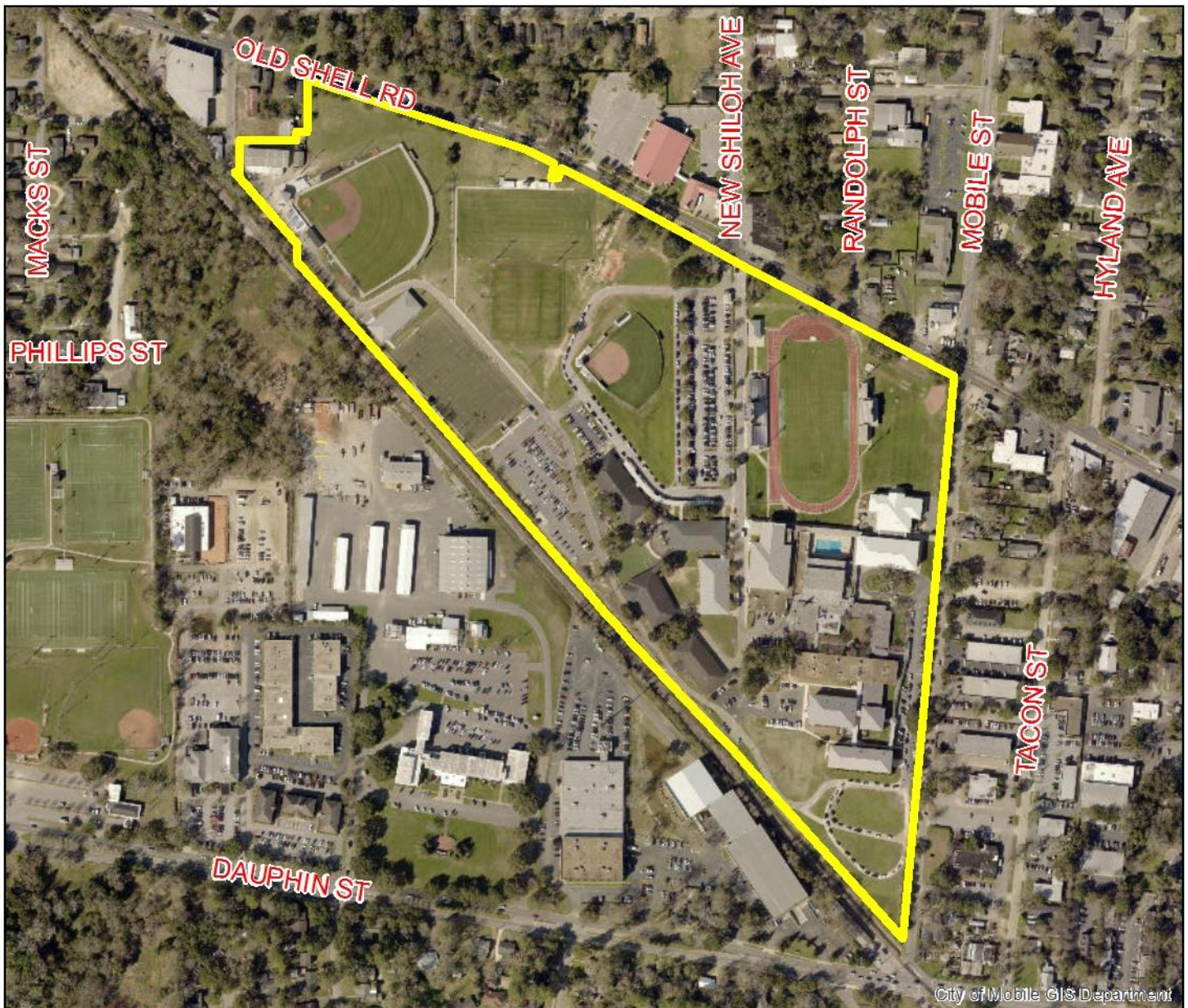
REQUEST Planned Unit Development, Planning Approval

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 miscellaneous units.

APPLICATION NUMBER 14 DATE April 5, 2018

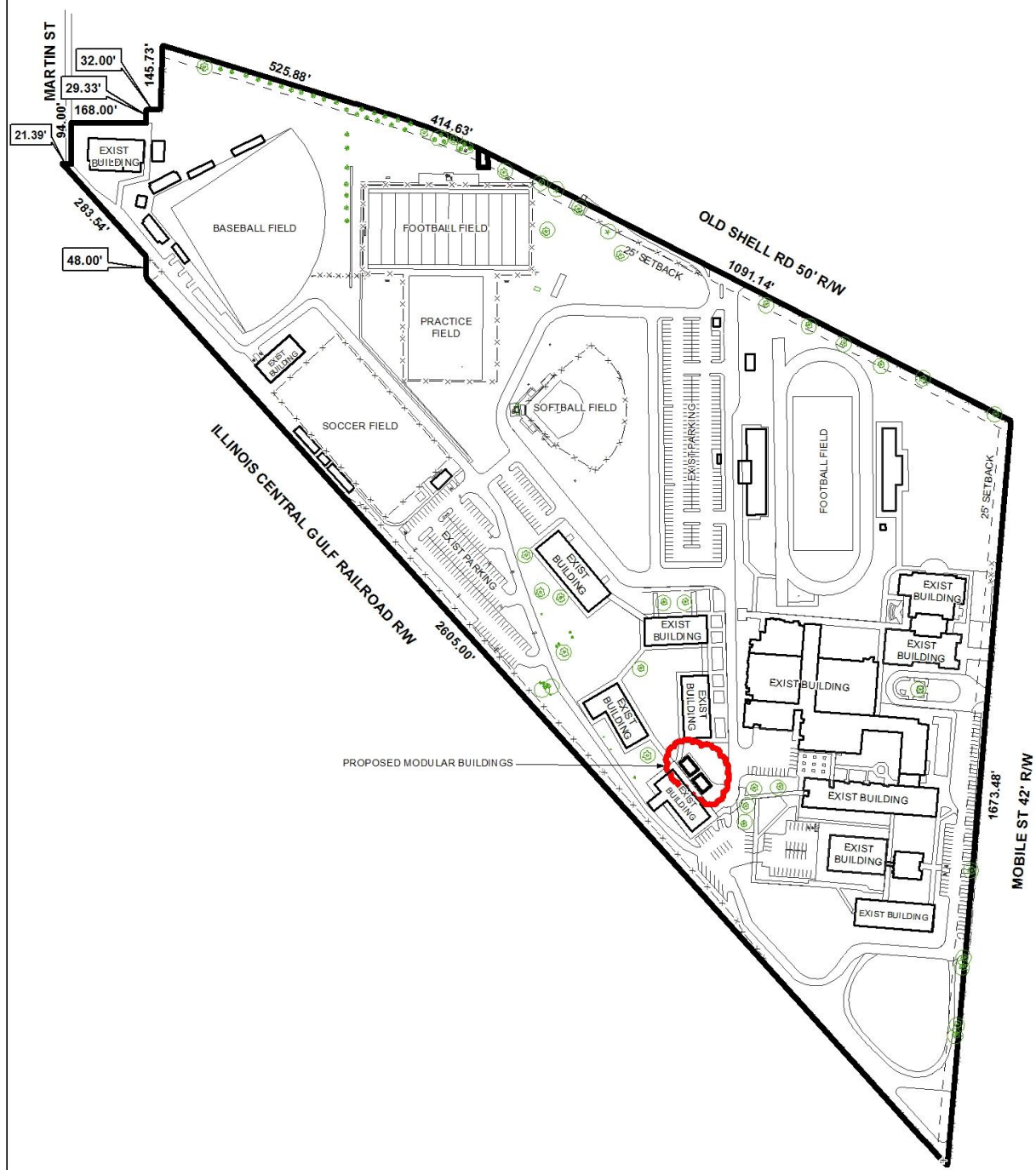
APPLICANT UMS-Wright Corporation

REQUEST Planned Unit Development, Planning Approval





SITE PLAN



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

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