

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

Date: February 19, 2009

DEVELOPMENT NAME

St. Luke's Episcopal Upper School

SUBDIVISION NAME

St. Luke's Episcopal Upper School Subdivision

LOCATION

1400 South University Avenue
(South side of University Boulevard, 490'± East of Grelot Road)

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-1, Buffer Business

AREA OF PROPERTY

1 lot/30.0± Acres

CONTEMPLATED USE

Planned Unit Development approval to allow multiple buildings on a single building site, Planning Approval (Master Plan) to allow a gymnasium expansion, with future gym, basketball courts, an athletic complex to include a football field with a stadium and bleachers, softball and baseball fields, and tennis courts, at an existing school in a B-1, Buffer Business District, and Subdivision approval to create one lot.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

**ENGINEERING
COMMENTS**

Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A traffic impact study is required for this development.

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).

FIRE DEPARTMENT**COMMENTS**

No comments.

REMARKS

The applicant is seeking Planned Unit Development approval to allow multiple buildings on a single building site, Planning Approval (Master Plan) to allow a gymnasium expansion, with future gym, basketball courts, an athletic complex to include a football field with a stadium and bleachers, softball and baseball fields, and tennis courts, at an existing school in a B-1, Buffer Business District, and Subdivision approval to create one lot from three metes and bounds parcels. The Zoning Ordinance requires Planned Unit Development approval to allow multiple buildings on a single building site, Planning Approval for the location and/or expansion of a school in a B-1 district. The site is located in Council District 6, and the applicant states that the site is served by public water and sanitary sewer facilities.

The applicant states the Phase I modifications, which will only include the approximate 2,500 square-foot expansion of the approximate 12,000 square-foot existing gymnasium within the Phase I area. The Subdivision will consolidate three metes and bounds parcels into one legal lot of record. All other improvements are future and will require additional applications/approvals.

The site is bounded to the North by South University Boulevard, West by undeveloped B-3 within the first 535± feet, East by an office building in a B-3 district and to the South by residences in an R-1, Single-Family Residential district. It should be noted that the majority of the site to the West, south and East is adjacent to residences in an R-1, Single-Family Residential district.

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 hazards, 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 plans, as approved, by current or future applicants must be submitted for Planning Approval review.

As stated in Section 64-5. of the Zoning Ordinance, 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.

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 plat illustrates the proposed 30.0+ acre, 1-lot subdivision, which is located on the South side of South University Boulevard, 490'± East of Grelot Road. The purpose of the subdivision is to create one legal lot of record from three metes and bounds parcels.

The site fronts South University Boulevard, a major street as illustrated on the Major Street Component of the Comprehensive Master Plan. Therefore, dedication to provide 50-feet from the centerline of South University Boulevard should be required. Access management is a concern due to the presence of a major street and the number of existing curb cuts; however, any changes to the existing number, size or location of curb cuts should be approved by Traffic Engineering and conform to AASHTO standards. It should be noted that a Traffic Impact Study would be required prior to the submission of additional Planned Unit Development (PUD) and Planning Approval applications.

It should be noted that the westernmost curb cut seems to be within the adjacent undeveloped property; therefore, a condition noted on the site plan stating that a Planned Unit Development (PUD) would be required when this site is developed.

The (PUD) master plan approval is required due to the multiple buildings on a single building site. Additionally Planned Unit Developments are intended to encourage the unified development of land that is suitable in size, location and character for the uses of the proposed buildings. There are several objectives of Planned Unit Development (PUD) approval, such as: 1) to incorporate creative design to encourage innovative and diversified design in building form and site development; 2) to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under the district regulations; 3) 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; 4) to preserve and protect as urban amenities the natural features and characteristics of the land; 5) to encourage the provision of common open space through efficient site design; and 6) to encourage optimum use of available public utilities, streets and common facilities.

As with previous approvals, detailed accounting of school enrollment and provision of necessary parking should be required, in conjunction with an overall campus master plan. The applicant submitted an existing campus layout and the proposed addition to the existing gymnasium. The applicant submitted enrollment numbers for grades 6-8 (225) in 9 classrooms, and for grades 9-12 (300) in 13 classrooms, the parking requirement of 84 spaces is exceeded by the number of provided spaces (235), to allow the future expansion of the campus. The master plan is a preliminary plan. It allows staff to review the overall plan and possibly suggest improvements or changes to the plan to satisfy the objectives of the Planned Unit Development (PUD), as well as provide a conceptual vision of the ultimate site development.

No on-site storm water detention facilities are depicted on the site plan, however such facilities may be required due to the extent of the proposed new development.

There is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. The location of the storage area for the dumpster must be indicated on the site plan, and the location and required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

Regarding compliance with the tree and landscape requirements of the Zoning Ordinance, the applicant illustrates a significant number of frontage trees along South University Boulevard; however, no percentage of frontage landscaping is illustrated. Since no addition is illustrated or proposed within the front of the existing buildings and the total existing landscaping of 70 percent greatly exceeds the minimum requirements of the Ordinance, the approval should be approved based on the percentage of front landscaping that exist today.

As the new construction will be adjacent to existing residences, the applicant should ensure that any lighting provided on the site will comply with the Zoning Ordinance requirement that states that lighting *"shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic."* Therefore, the application should provide photometric information for electrical requirements, if lighting is proposed for the addition to the gymnasium.

Compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance should be required for the site; however, being redeveloped. The applicant should consult with Urban Development regarding the tree and landscaping requirements.

RECOMMENDATION

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

1. placement of a note on the Final Plat stating that the subdivision is limited to a maximum of three curb cuts to South University Boulevard, if any changes to the existing curb cuts concerning the size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards;
2. placement of a note on the Final Plat stating that any live oak tree deemed a viable tree within the developed area be given preservation status (All work under the canopy is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger); and
3. labeling of the lot with size in acres or square feet, or the provision of a table containing that information.

Planned Unit Development: Based on the preceding, the application is recommended for Approval subject to the following conditions:

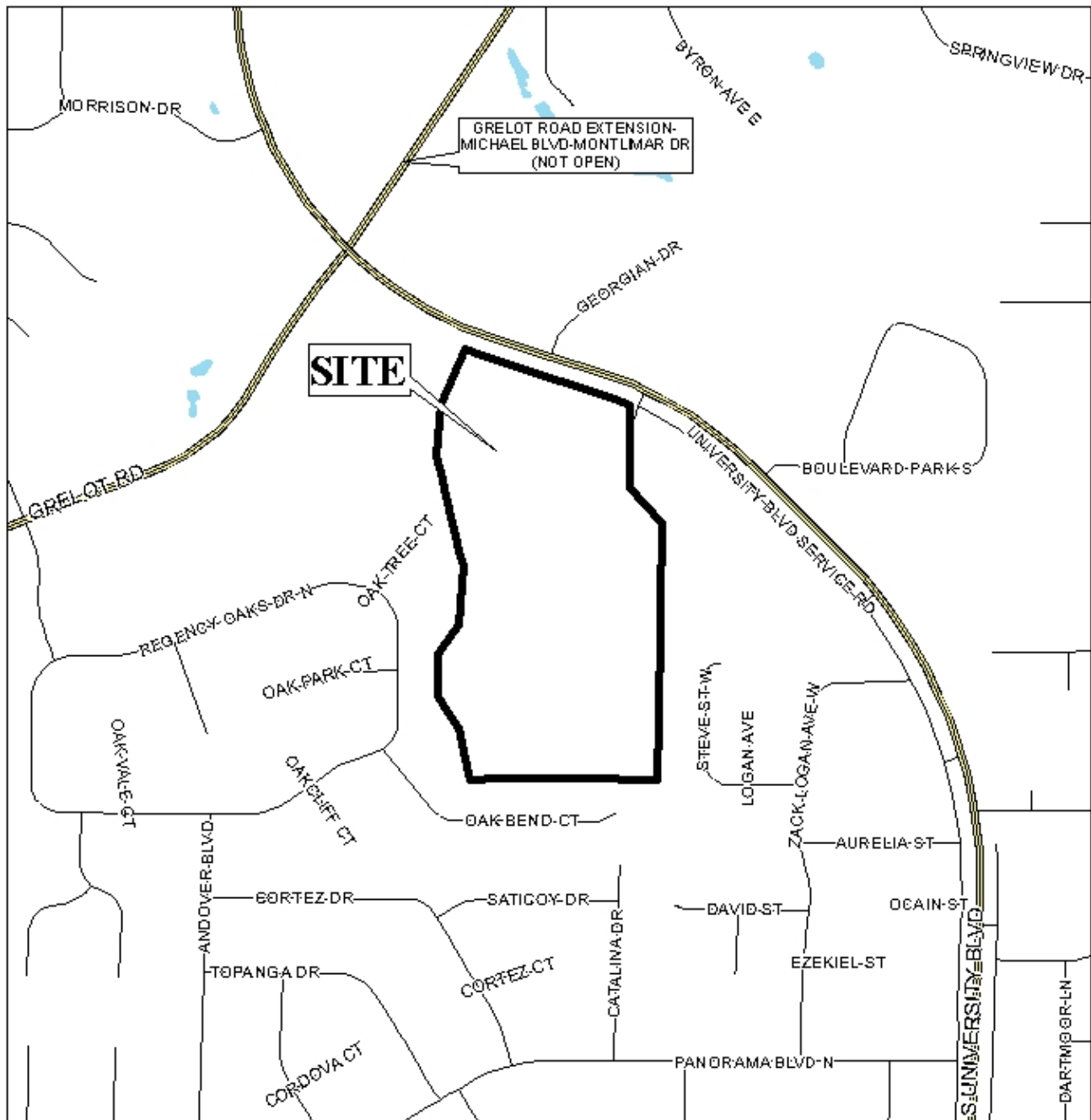
1. completion of the subdivision process prior to the issuance of any permits;
2. provision of screening of parking as required by Section 64.6.A.3.i of the Zoning Ordinance;
3. lighting of parking facilities shall be provided in compliance with Section 64-6.A.3.c of the Zoning Ordinance;

4. the approval by Urban Forestry for any work within Phase I (All work under the canopy of any preserved tree is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger)
5. provision of sidewalks along the street frontage;
6. illustration of any necessary dumpster or trash receptacle, with **minor** revisions to parking and circulation layout to be approved by Planning staff, if necessary;
7. full compliance with the total landscaping and tree planting requirements;
8. full compliance with all municipal codes and ordinances; and
9. submission of a revised site plan reflecting the conditions prior to the issuance of any permits

Planning Approval: Based on the preceding, the application is recommended for Approval subject to the following conditions:

1. completion of the subdivision process prior to the issuance of any permits;
2. provision of screening of parking as required by Section 64.6.A.3.i of the Zoning Ordinance;
3. lighting of parking facilities shall be provided in compliance with Section 64-6.A.3.c of the Zoning Ordinance;
4. the approval by Urban Forestry for any work within Phase I (All work under the canopy of any preserved tree is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger)
5. provision of sidewalks along the street frontage;
6. illustration of any necessary dumpster or trash receptacle, with **minor** revisions to parking and circulation layout to be approved by Planning staff, if necessary;
7. full compliance with the total landscaping and tree planting requirements;
8. full compliance with all municipal codes and ordinances; and
9. submission of a revised site plan reflecting the conditions prior to the issuance of any permits

LOCATOR MAP



APPLICATION NUMBER 15, 16, 17 DATE February 19, 2009

APPLICANT St. Luke's Episcopal Upper School Subdivision

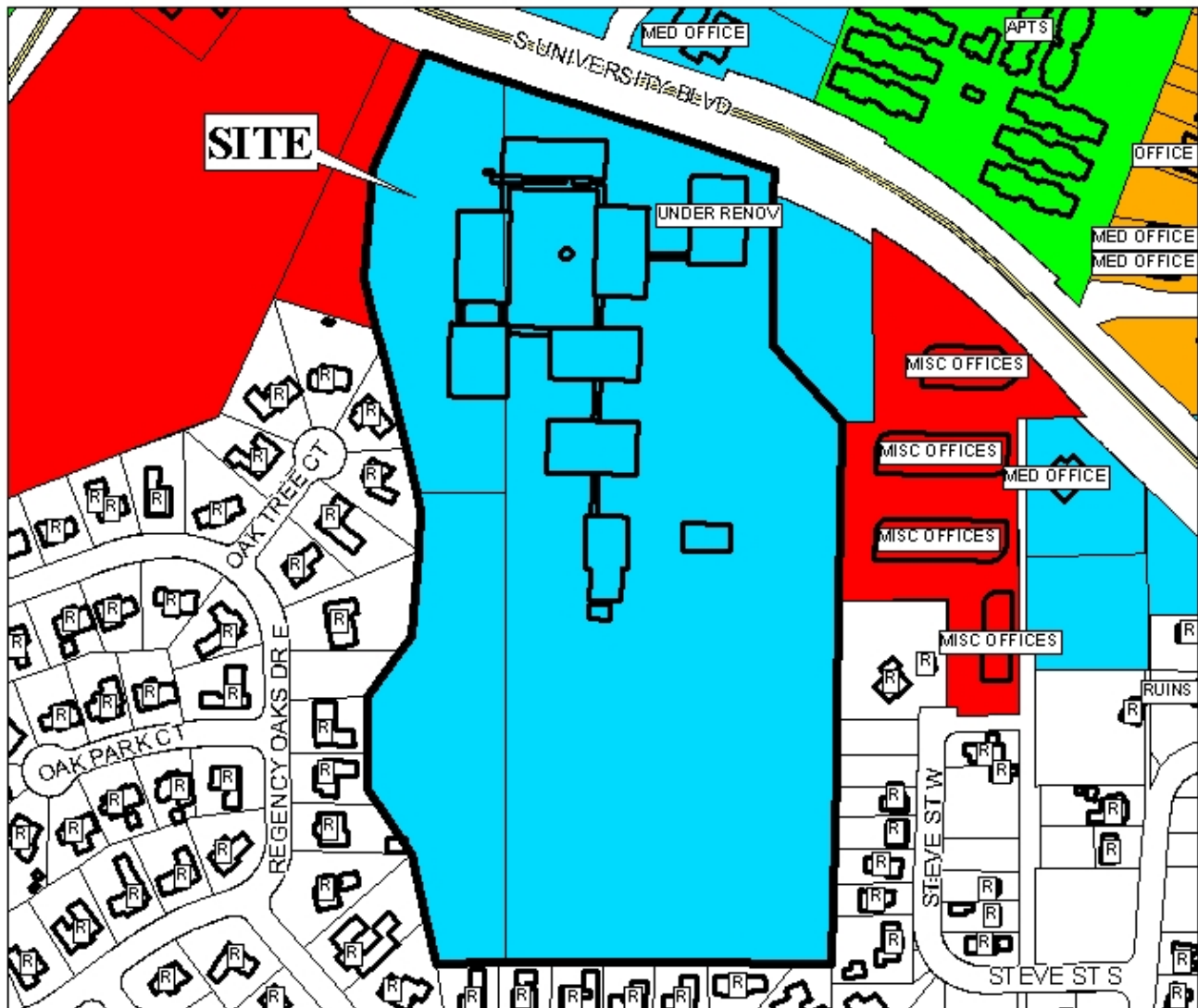
REQUEST Subdivision, Planned Unit Development, Planning Approval

N



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

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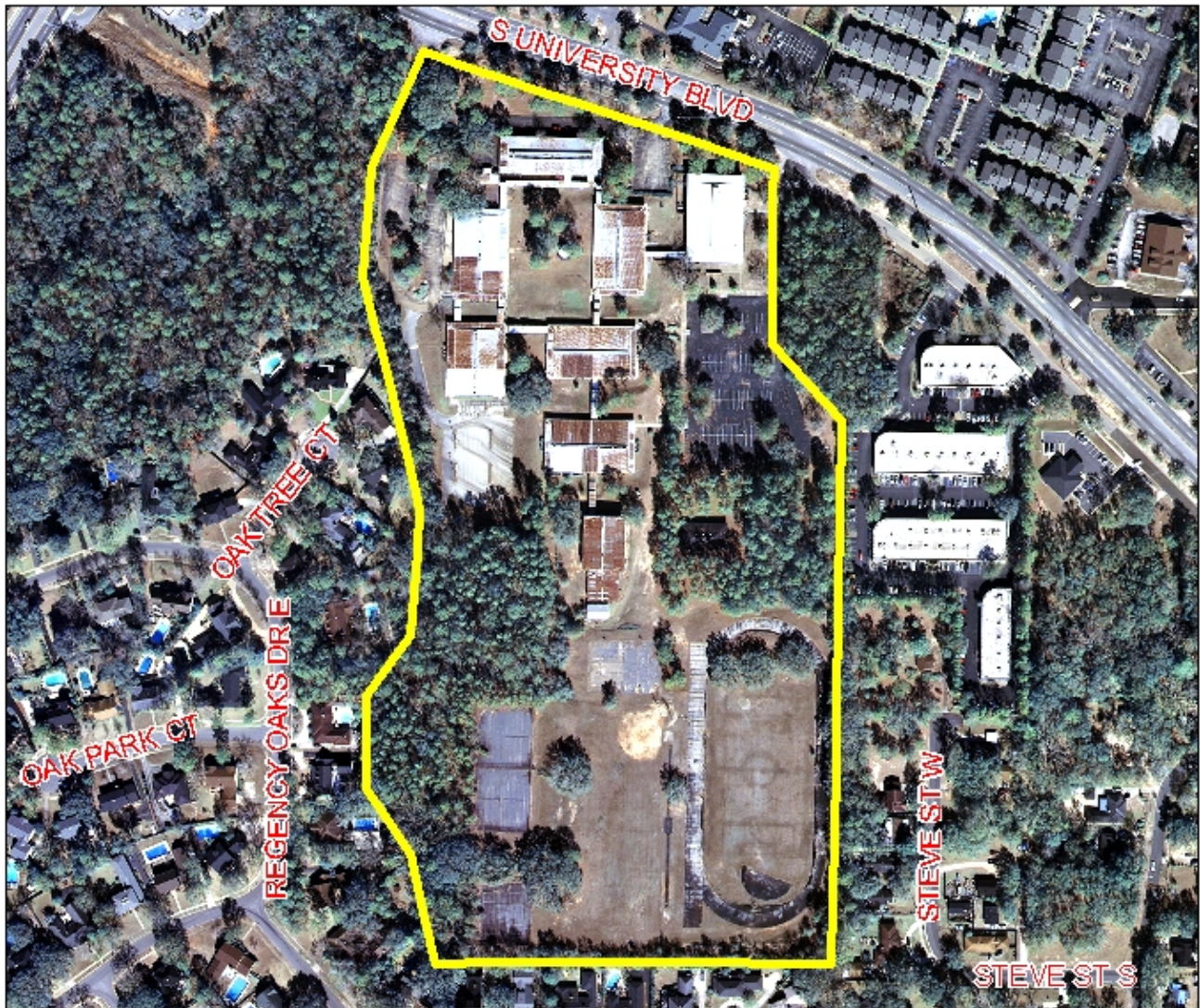
REQUEST Subdivision, Planned Unit Development, Planning Approval

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

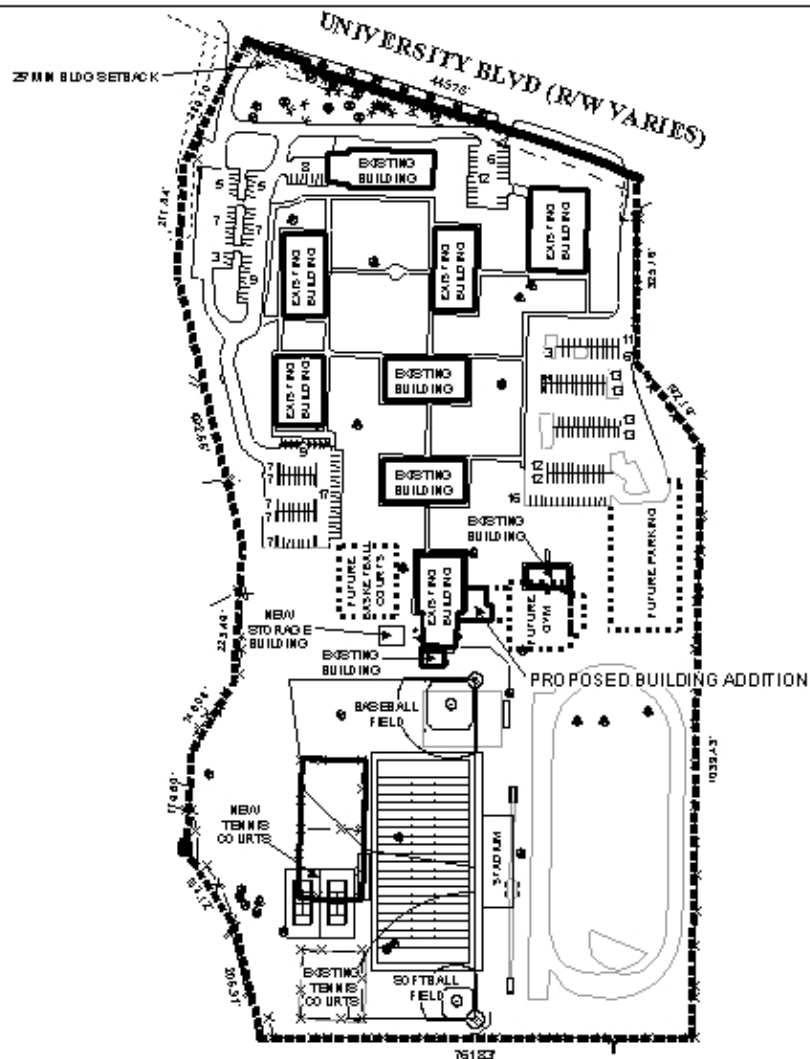


This site is surrounded by miscellaneous land use.

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SITE PLAN



This site plan illustrates the existing structures and the proposed addition to the gymnasium.

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