

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

Date: July 6, 2006

<u>NAME</u>	Mobile Christian School
<u>LOCATION</u>	5900 Cottage Hill Road (North side of Cottage Hill Road, 230'± West of Fremont Drive West)
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	15.5± Acres
<u>CONTEMPLATED USE</u>	Planning Approval to allow a new press box and bleacher expansion at a football field at an existing private school in an R-1, single-Family Residential district; Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking between sites.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	All increase in impervious area since the implementation of the COM Stormwater Ordinance must be accounted for and be brought into detention compliance. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.
<u>URBAN FORESTRY COMMENTS</u>	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).

Site is to be brought into full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry. The Magnolia trees required by a previous Planning Commission decision are to be replaced.

FIRE DEPARTMENT

COMMENTS

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

REMARKS

The applicant is requesting Planning Approval and Planned Unit Development (PUD) approval to allow a new press box and bleacher expansion for a football field at an existing private school in an R-1, Single-Family Residential district, and to allow multiple buildings on multiple building sites with shared access and parking between sites.

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 (PUD) 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.

It is important to note that both the Planning Approval and the Planned Unit Development reviews are site plan specific; therefore any future changes (parking, structure expansion, etc.) must be resubmitted for Planning Approval and Planned Unit Development review, and be approved through the planning process.

As the reviews for Planning Approval and Planned Unit Development approval are similar, the analysis/remarks for both applications will be consolidated.

The site has received numerous Planning Approvals for building expansion/additions in the past 20 years. However, the last Planning Approval (to allow lights for the baseball field) submitted in February 2000 was denied by the Planning Commission, but was granted by City Council in March 2000 subject to the following conditions: 1) lights to be hooded; 2) no public address system used after dark; 3) no more than two (2) night games per week, with a maximum number of ten (10) per season; 4) lights to be out by 6:45 p.m. if needed for practice prior to daylight savings time; 5) vision screens to be erected between outfield poles to shield light from overflowing into the neighborhood; and 6) field will not be leased beyond the 8-10 times aforementioned.

Since, 1986 no Planned Unit Development applications have been submitted; therefore the submission of the Planned Unit Development application to allow multiple buildings on multiple building sites with shared access and parking between the sites was necessary.

The current application is to allow a new press box and bleacher expansion for the existing football field in an R-1, Single-Family Residential district and to allow multiple buildings on multiple building sites with shared access and parking between sites.

The proposed addition of the press box and the expansion to the bleacher are intended to accommodate additional spectators, and to broaden the existing educational experience at the school.

It should be noted that the new press box and expansion of the bleachers at the football field would be located within the boundary of the Mobile Christian campus and would not encroach into the surrounding neighborhood. Additionally, the site plan illustrates that Mobile Christian School is located on a legal lot of record and the adjacent Church is located on a metes and bounds parcel. As both properties are owned by Mobile Christian School, a one-lot subdivision may be appropriate.

The site plan shows 222 parking spaces, which would exceed the parking requirements for the school and the number of seats within the existing bleachers. However, with the expansion to 1,232 seats, the existing number of parking spaces does not meet the minimum requirements of the Ordinance. As illustrated on the site plan, circulation and maneuvering seem to meet the standards of the Zoning Ordinance.

Regarding the location and general compatibility of the site, a number of houses along Woodhillcrest Drive, to the East, Cansler Drive, to the North, and Freemont Drive, to the West back up to the site. The site is currently developed, and the residents of these neighboring houses view vary from a sustained wooded buffer to a solid wooden fence. To preserve the natural quality of the site, and the views of the surrounding houses, a 10-foot vegetative buffer, and a 6-foot privacy fence, is recommended for the perimeter of the site; and, to the extent possible, preservation of existing older vegetation to be intertwined with new plantings.

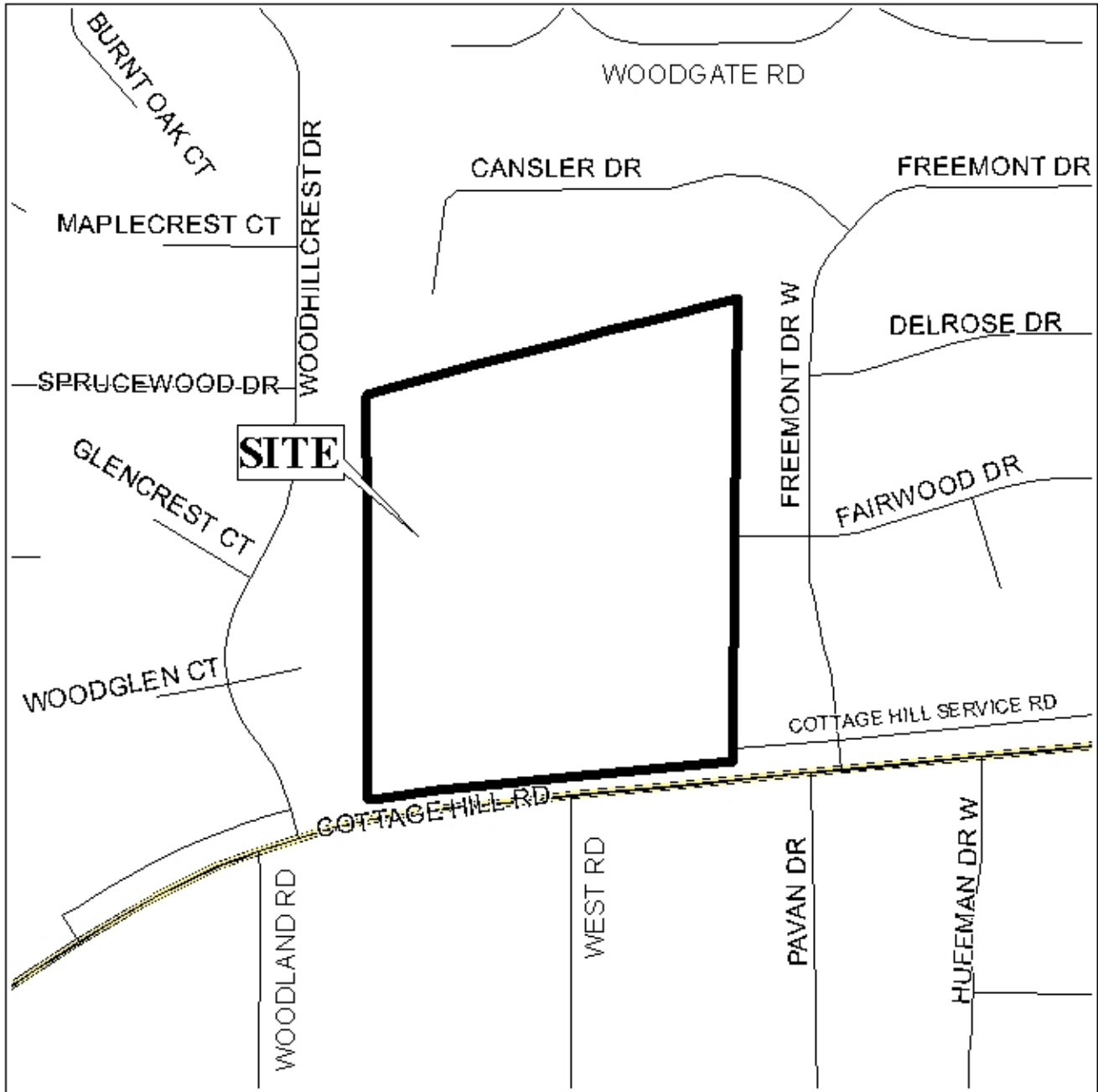
RECOMMENDATION

Planning Approval: Based upon the preceding, this request 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) 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); 3) 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; 4) the provision of a 10-foot vegetative buffer to be included with the minimum buffer requirements of the Ordinance; 5) the submission a subdivision application including all properties that are owned by Mobile Christian School; 6) full compliance with the parking requirements of the Zoning

Ordinance for the bleacher expansion; and 7) full compliance with all municipal codes and ordinances.

Planned Unit Development: Based upon the preceding, this request 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) 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); 3) 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; 4) the provision of a 10-foot vegetative buffer to be included with the minimum buffer requirements of the Ordinance; 5) the submission a subdivision application including all properties that are owned by Mobile Christian School; 6) full compliance with the parking requirements of the Zoning Ordinance for the bleacher expansion; and 7) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 16 & 17 DATE July 6, 2006

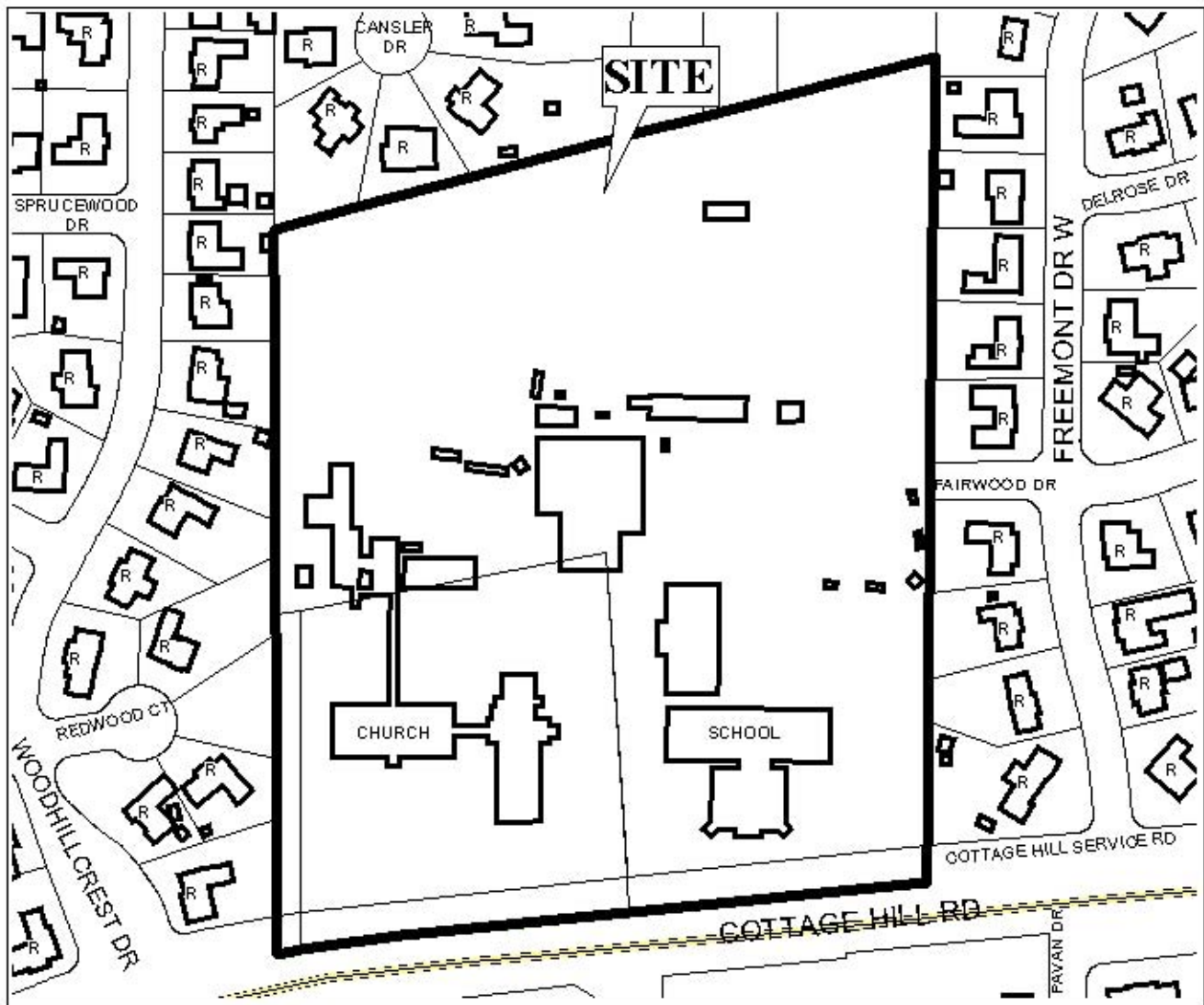
APPLICANT Mobile Christian School

REQUEST Planned Unit Development, Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units

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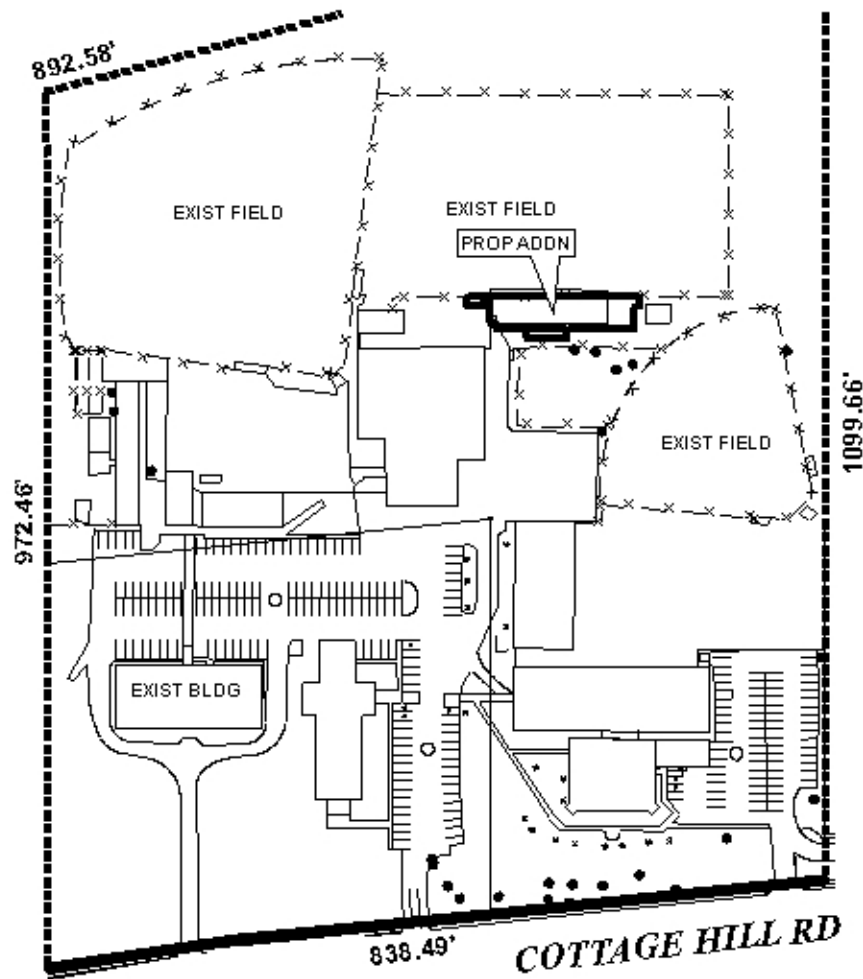
LEGEND

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



NTS

SITE PLAN



The site plan illustrates the existing buildings and parking along with the proposed additions

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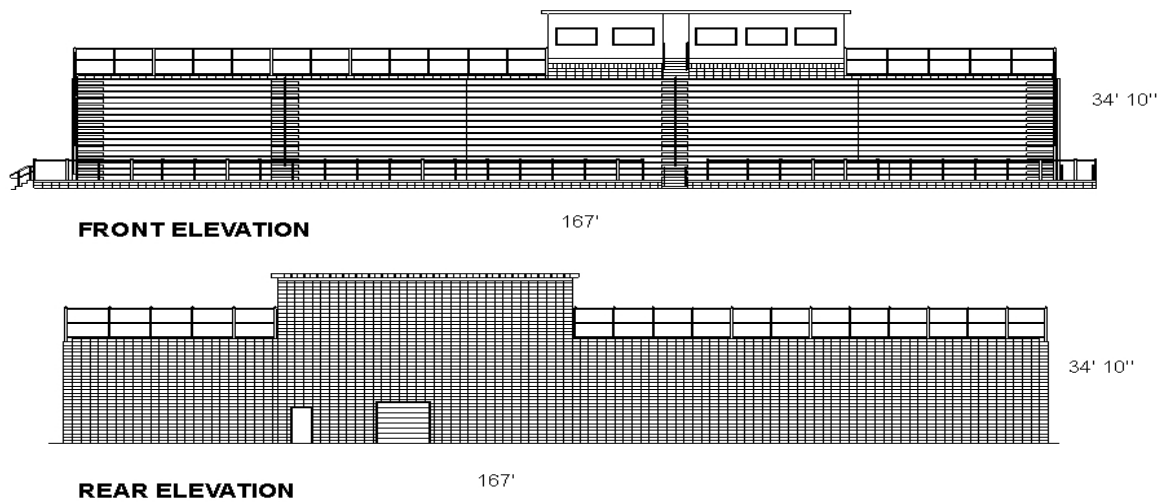
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NTS

DETAIL SITE PLAN



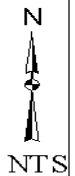
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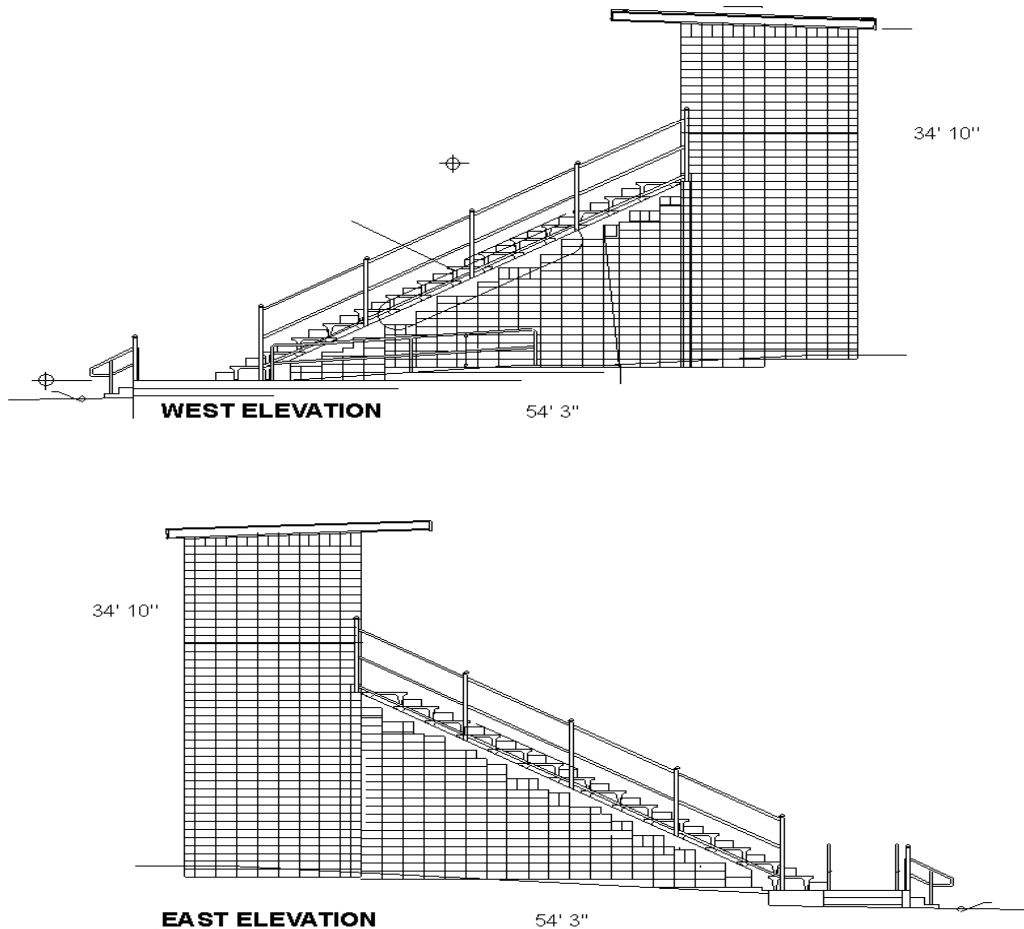
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DETAIL SITE PLANAPPLICATION NUMBER 16 & 17 DATE July 6, 2006APPLICANT Mobile Christian SchoolREQUEST Planned Unit Development, Planning Approval

LEGEND

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