

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: May 7, 2015****NAME**

St. Dominic Parish Mobile

LOCATION4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

13.0 ± Acres

CONTEMPLATED USE

Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing church school in an R-1, Single-Family Residential District, and Planned Unit Development Approval to amend the Master Plan of an existing church school to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

None provided

**ENGINEERING
COMMENTS**

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

- 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) Add a note to the Plat stating that 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

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 61-929 and City Code Chapters 57 and 64).

FIRE DEPARTMENT

COMMENTS

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

REMARKS

The applicant is requesting Planning Approval to amend a previously approved Planning Approval to allow expansion of an existing church school in an R-1, Single-Family Residential District, and Planned Unit Development Approval to amend the Master Plan of an existing church school to allow multiple buildings on a single building site.

The applicant received approval at the Planning Commission's February 6, 2014 meeting to allow the removal of an existing administration building and constructing a new 3,509 square foot administration building and resource center in the same location. The applicant now proposes to maintain the existing administration building, and construct a 1,290 square foot expansion to the administration building.

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 and PA review. Additionally, if the scope of operations for the church school or the site plan are changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

It should be noted that a condition of approval associated with previous Planned Unit Development and Planning Approval applications required a Traffic Impact Study (TIS) to be submitted prior to any future applications, and no such information has been submitted. When the applicant received Planning Approval and Planned Unit Development approvals in 2014, the site plan illustrated a reduction in building square footage, therefore a TIS was not required at that time. With the current application, there is an increase in building square footage, therefore a TIS should be submitted prior to approval of the current applications.

RECOMMENDATION

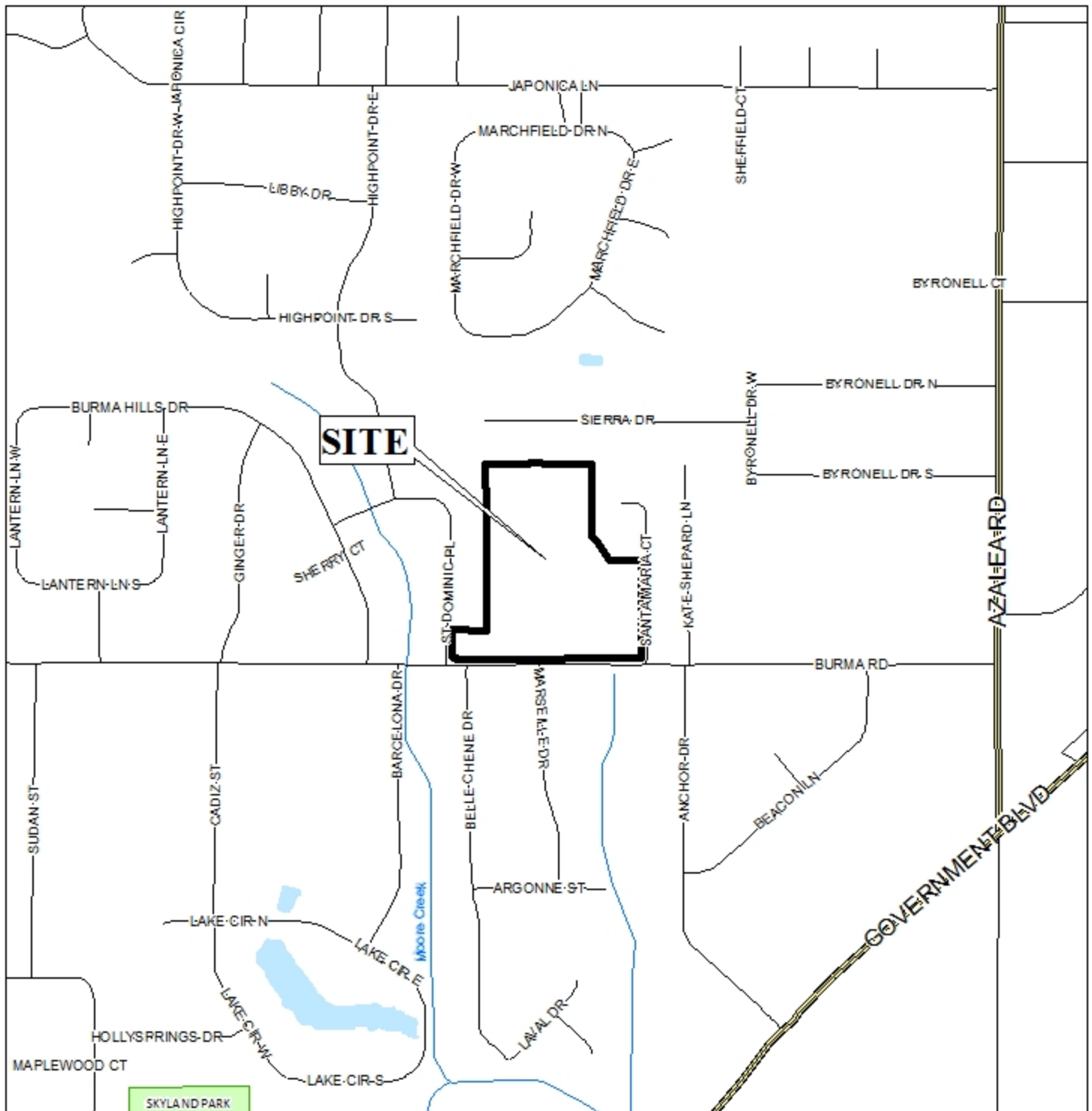
Planned Unit Development: Based upon the preceding, the application is recommended for Holdover to the June 18, 2015 meeting to allow revisions to be submitted by June 4, 2015, to address the following:

- 1) submittal of a Traffic Impact Study.

Planning Approval: Based upon the preceding, the application is recommended for Holdover to the June 18, 2015 meeting to allow revisions to be submitted by June 4, 2015, to address the following:

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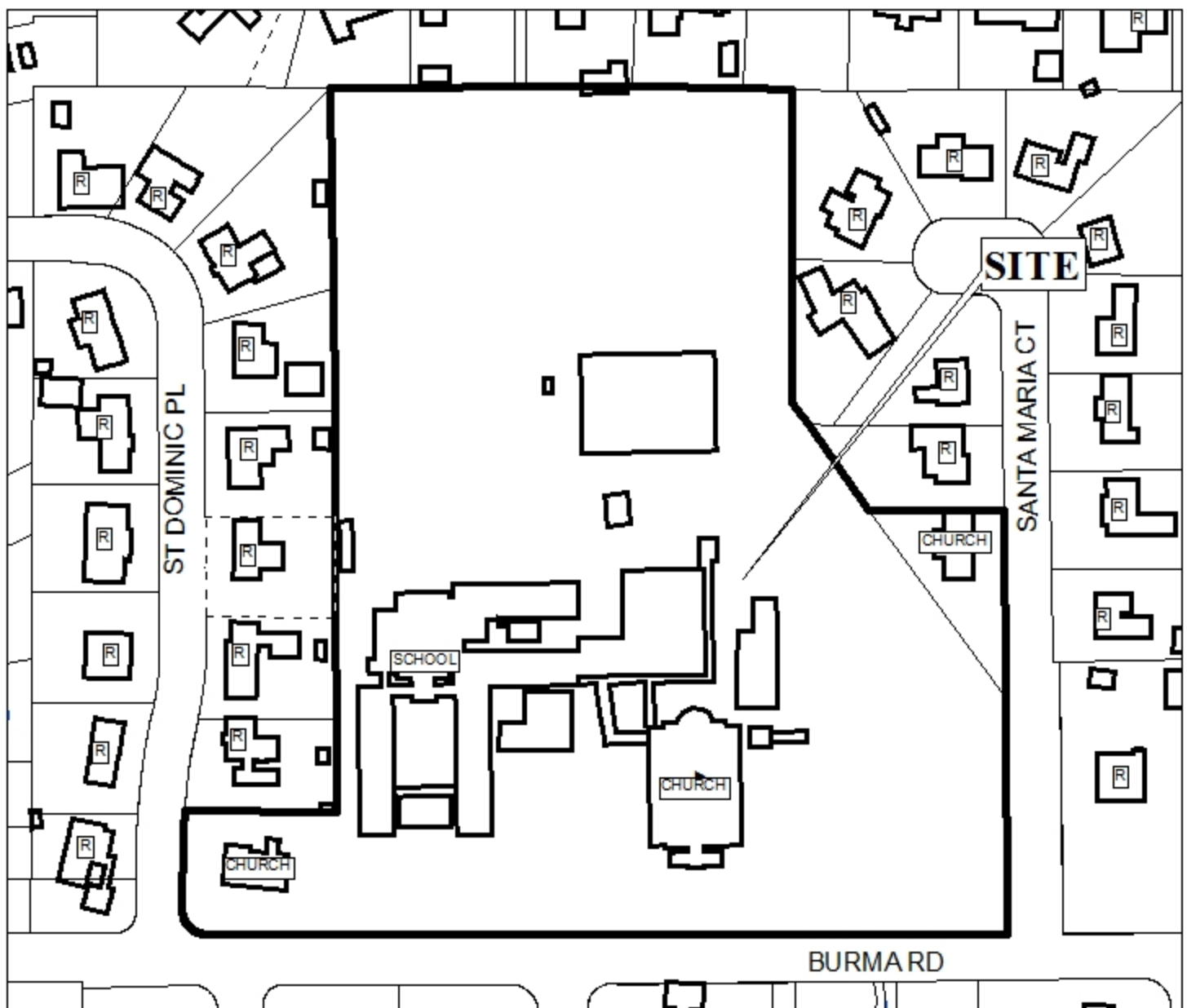
LOCATOR MAP



APPLICATION NUMBER 16 DATE May 7, 2015
 APPLICANT St. Dominic Catholic School
 REQUEST Planned Unit Development, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

APPLICATION NUMBER 16 DATE May 7, 2015

APPLICANT St. Dominic Catholic School

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



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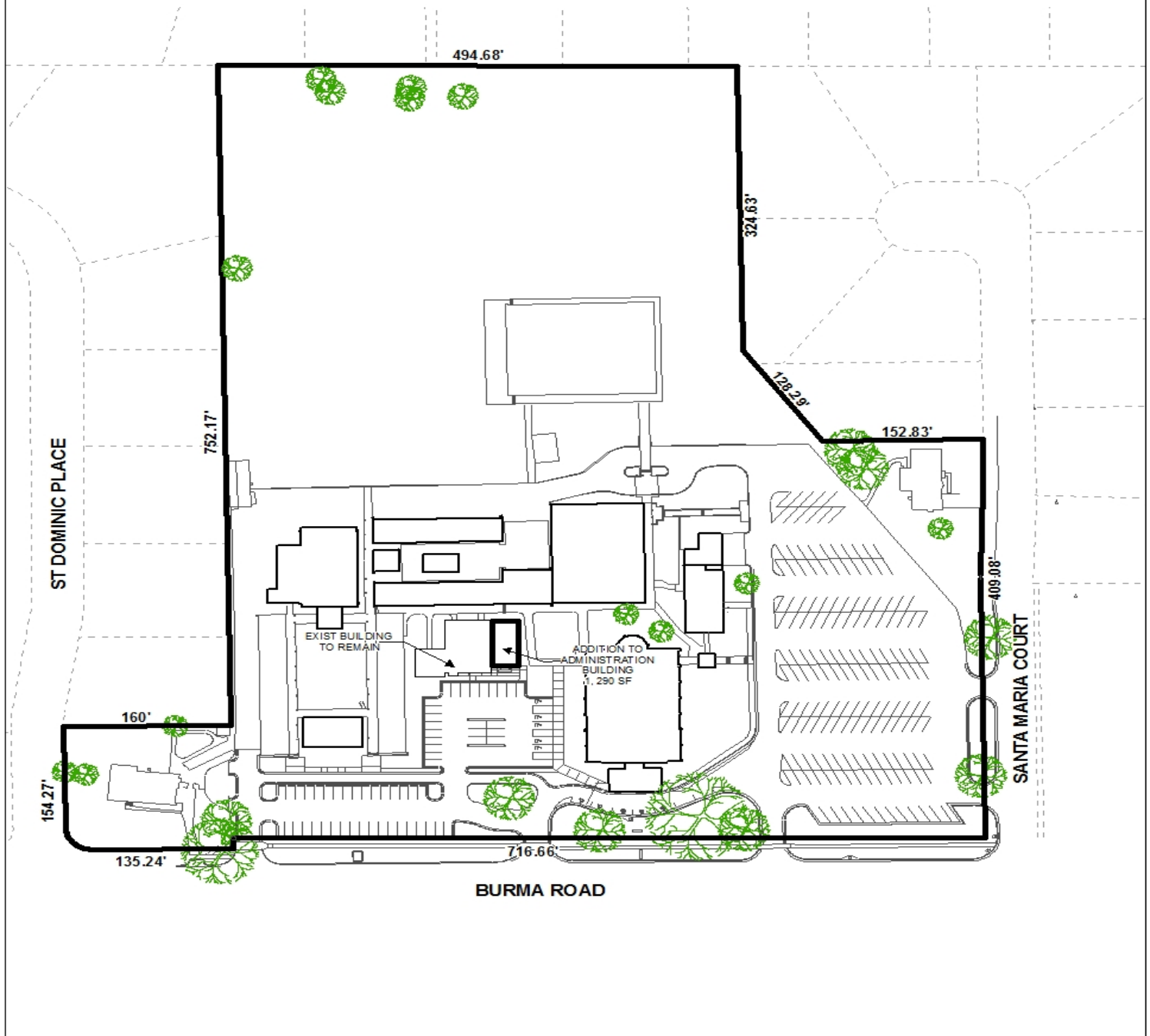
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SITE PLAN



The site illustrates the existing buildings, the addition to the administrative building, trees, and parking.

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