

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

Date: July 6, 2006

<u>NAME</u>	Spring Hill College (Dr. Charmaine May, Agent)
<u>LOCATION</u>	4000 Dauphin Street (North side of Dauphin Street, 1,800'+ West of Interstate 65)
<u>CITY COUNCIL DISTRICT</u>	District 7
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	364+ Acres
<u>CONTEMPLATED USE</u>	Planning Approval to amend a previously approved Planning Approval to allow a new dormitory and parking; Planned Unit Development Approval to amend a previously approved master Plan for an existing college in an R-1, Single-Family Residential district.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Engineering will require stormwater detention for all proposed impervious surfaces, even if currently paved, to alleviate downstream flooding. 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).

Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

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 to allow a new dormitory and associated parking, which the Zoning Ordinance requires for the location or expansion of a college or university in a B-1, Buffer Business district. The site is actually split-zoned R-1, Single-Family Residential and B-1, Buffer Business. However, Spring Hill College has operated at this location prior to the adoption of the Zoning Ordinance and thus enjoys a nonconforming status. Moreover, it has been determined that Planning Approval, in conjunction with Planned Unit Development approval, are the most appropriate avenues of consideration for additions and/or changes to the college campus.

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 very 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.

It is the intent of the master plan approval to depict fairly accurate locations of building(s), parking, and road(s) to ensure adequate access, parking, orderly and appropriate development, and to shield adjacent properties from potential adverse impact(s) of the development. However, the construction of individual buildings, parking, and accesses to these additions/expansions should obtain Administrative PUD approval prior to permitting. The individual PUD approvals

would ensure adequate access to the proposed building, as well as compliance with the Zoning Ordinance requirements, including but not limited to parking, landscaping and tree requirements.

The proposed dormitories Viragh II (to the West of the property leased to St. Paul's) is the second phase of development that was illustrated on the previously approved Planning Approval and Master Plan PUD; however, the additional parking to the South of the proposed dorms are additions and were not illustrated on the previously approved plans. To provide adequate access, the proposed parking to the South of the proposed and existing dormitories and the access road from College Lane South must be constructed. Additionally, since the Viragh II dormitory is adjacent to St. Paul's school, along the North and East property lines, a buffer in compliance with Section IV.D.1. must be where the site abuts residential development (including apartments and town homes).

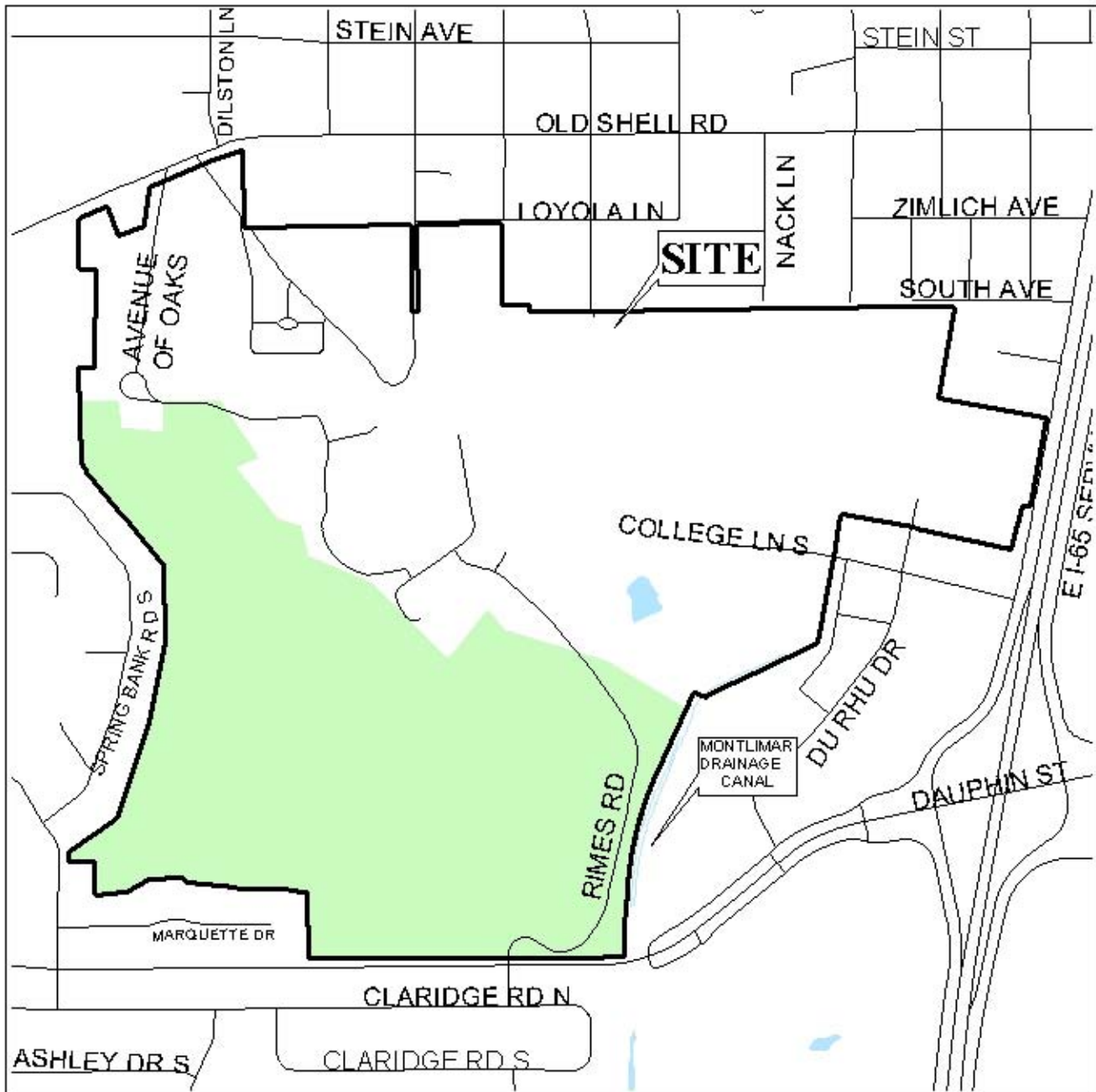
RECOMMENDATION

Planning Approval: Based upon the preceding, this request is recommended for Approval, subject to the following conditions: 1) the submission and approval of Administrative PUD's for each phase of development (excluding Viragh II and the associated parking as specified in this approval); 2) full compliance with the landscaping and tree planting requirements of the Ordinance for each phase of development; 3) construction or extension of the access road (from College Lane South) and the parking lot, any portion of the new street that falls within the City right-of-way must be constructed to City standards; 4) provision of a buffer in compliance with Section IV.D.1. where the site abuts residential development (North and East property lines); and 5) full compliance with all municipal codes and ordinances.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this request is recommended for Approval, subject to the following conditions: 1) the submission and approval of Administrative PUD's for each phase of development (excluding Viragh II and the associated parking as specified in this approval); 2) full compliance with the landscaping and tree planting requirements of the Ordinance for each phase of development; 3) construction or extension of the access road (from College Lane South) and the parking lot, any portion of the new street that falls within the City right-of-way must be constructed to City standards; 4) provision of a buffer in compliance with Section IV.D.1. where the site abuts residential development (North and East property lines); and 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 18 & 19 DATE July 6, 2006

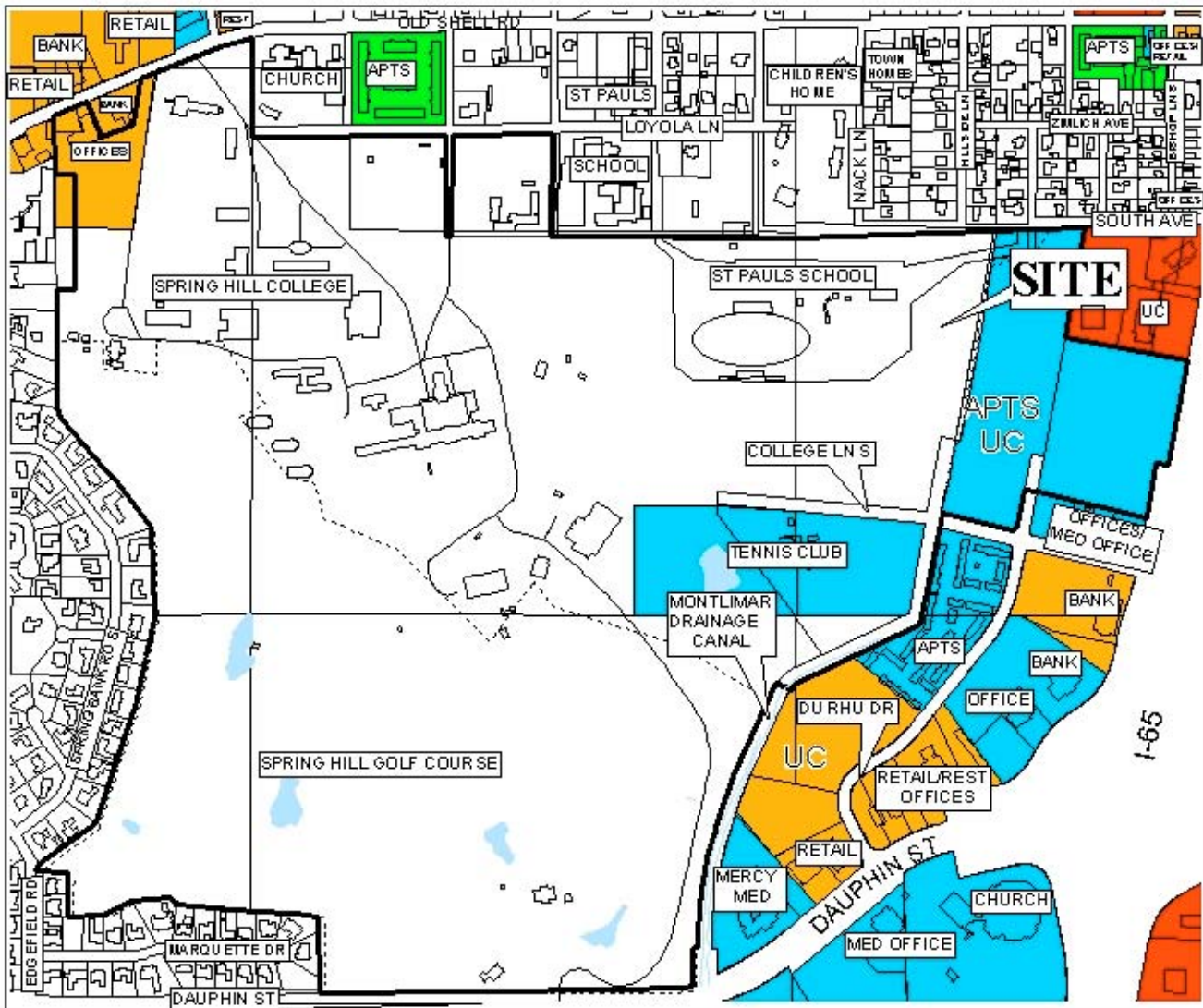
APPLICANT Spring Hill College (Dr. Charmaine May, Agent)

REQUEST Planned Unit Development, Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the west and north of the site. Offices, retail establishments, banks, and medical offices are located to the east, south and north of the site. A church, school, and childrens home are located to the north of the site.

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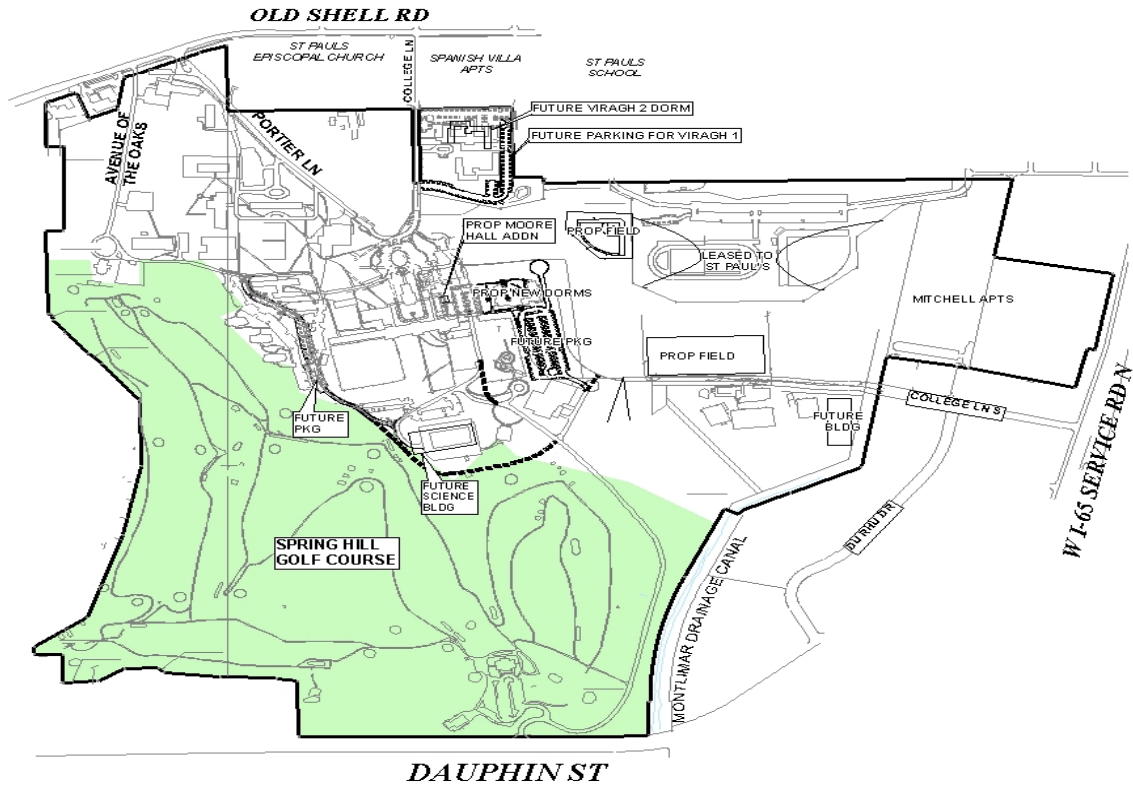
REQUEST Planned Unit Development, Planning Approval

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

N
NTS

SITE PLAN



The site plan illustrates the existing buildings, drives, parking, and golf course along with the proposed building and parking additions.

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