

**SUBDIVISION,
PLANNING APPROVAL &
PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: October 20, 2016**

<u>NAME</u>	St. Paul's Student Center Subdivision
<u>SUBDIVISION NAME</u>	St. Paul's Student Center Subdivision
<u>LOCATION</u>	3453 & 3455 Loyola Lane (South side of Loyola Lane at the South terminus of Dogwood Lane)
<u>CITY COUNCIL DISTRICT</u>	District 7
<u>PRESENT ZONING</u>	R-1, Single-Family Residence District
<u>AREA OF PROPERTY</u>	1 lot / 1.3 \pm Acres - Subdivision 38.5 \pm Acres - Overall school campus
<u>CONTEMPLATED USE</u>	Subdivision approval to create one legal lot, Planning Approval amend a previously approved Planning Approval to allow the operation of a school in an R-1, Single-Family Residential District, and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	

Subdivision

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide a written legal description for the proposed subdivision and matching bearing and distance labels.
- C. Provide and label the monument set or found at each subdivision corner.

- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering.
- E. Show the recording information for the vacated easement.
- F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.
- G. 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.
- H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- I. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- J. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

Planned Unit Development

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. 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 are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to

AASHTO standards. Any new 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 Subdivision approval to create one legal lot, Planning Approval amend a previously approved Planning Approval to allow the operation of a school in an R-1, Single-Family Residential District, and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site. Private schools require Planning Approval when located in R-1 districts.

The applicant proposes to build a new two story, 34,878 square foot student center with an adjacent 24-space parking lot, on a site located at the Southeast corner of Dogwood and Loyola Lane.

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.

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 St. Paul's campus is a mix of an "Institutional" Development Area and "Traditional Corridor" Development Area, per the recently adopted Map for Mobile Plan. The intent of these Development Areas are listed below:

Institutional

- Better connectivity to surrounding areas and uses, especially neighborhoods
- Encourage compatible uses in immediately adjacent areas
- Minimize impact to existing neighborhoods

Traditional Corridor

- Emphasize retaining historic buildings and creating appropriate, denser infill development
- Encourage mixed housing types including small multi-family structures along the corridor
- Retail and neighborhood services at intersections
- Combine and close driveways to create a continuous pedestrian friendly environment
- Auto, bicycle, transit and pedestrian traffic are accommodated
- More dense mixed-use development to include neighborhood services and residential above retail

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan 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 zoning classification.

The site proposed for the new student center, which is the site that is the subject of the one-lot Subdivision request, fronts onto one minor street, Loyola Lane, and a privately-owned extension of Dogwood Lane. The right-of-way width for Loyola Lane meets minimum standards for streets with curb-and-gutter, thus no dedication is required. The extension of Dogwood Lane is within a vacated right-of-way, however, the roadway is improved with curb-and-gutter.

The preliminary plat depicts the minimum building setback line from Loyola Lane, and such should be retained on the final plat, if approved.

The proposed lot size of 55,229 square feet exceeds the minimum required for sites with public water and sanitary sewer service.

The applicant proposes to remove the existing residential structure on the proposed lot and construct a new student center. The site plan depicts the new two-story student center setback approximately 90 feet from the right-of-way of Loyola Lane. Between the building and Loyola Lane is a proposed 24 space parking area that will be accessed from the private Dogwood Lane

with an entrance only, with a one-way exit only onto Loyola Lane. The parking area will also serve as the point of access the building's service area, which includes a new dumpster with enclosure. On the South side of the building are 11 proposed parking spaces, which will adjoin an existing parking lot.

Site data information provided with the site plan shows that the lot which will contain the new development will have approximately 31% building foot print site coverage and 31% landscape area (or 17,538 square feet of total landscape area). No detailed information is provided, however, regarding how the new parking area will be screened from the Loyola Lane right-of-way and the abutting residences.

Additional information shown on the site plan shows that the new building construction will, as proposed, result in a net loss of 19 parking spaces for the overall school campus. Student and teacher information (420 high school students, 50 middle school teachers, and 88 grade and pre-school teachers) show that 287 parking spaces are required through application of Zoning Ordinance standards, but that a total of 605 parking spaces will be available, even after the loss of 19 parking spaces. Thus, throughout the overall campus, a compliant number of parking spaces are provided.

As the new parking and service access area will only be able to exit onto Loyola Lane, a street shared with residences, staff is concerned of the possible impact of the vehicular and truck traffic circulating back into the primarily residential portion of Loyola Lane. The narrative provided with the application did not indicate how the new student center will be utilized - if it will include food service, school store, etc. While the hours of operation of the school are provided - from 7:45 AM to approximately 3:00 PM - information regarding deliveries to the student center and dumpster servicing are not provided. Due to the impact that trucks making deliveries can have on traffic flow and noise, more information regarding these activities should be provided.

RECOMMENDATION

Subdivision: The request is recommended for Holdover until the November 17, 2016 meeting, so that additional information and/or revisions can be provided for the associated Planning Approval and Planned Unit Development.

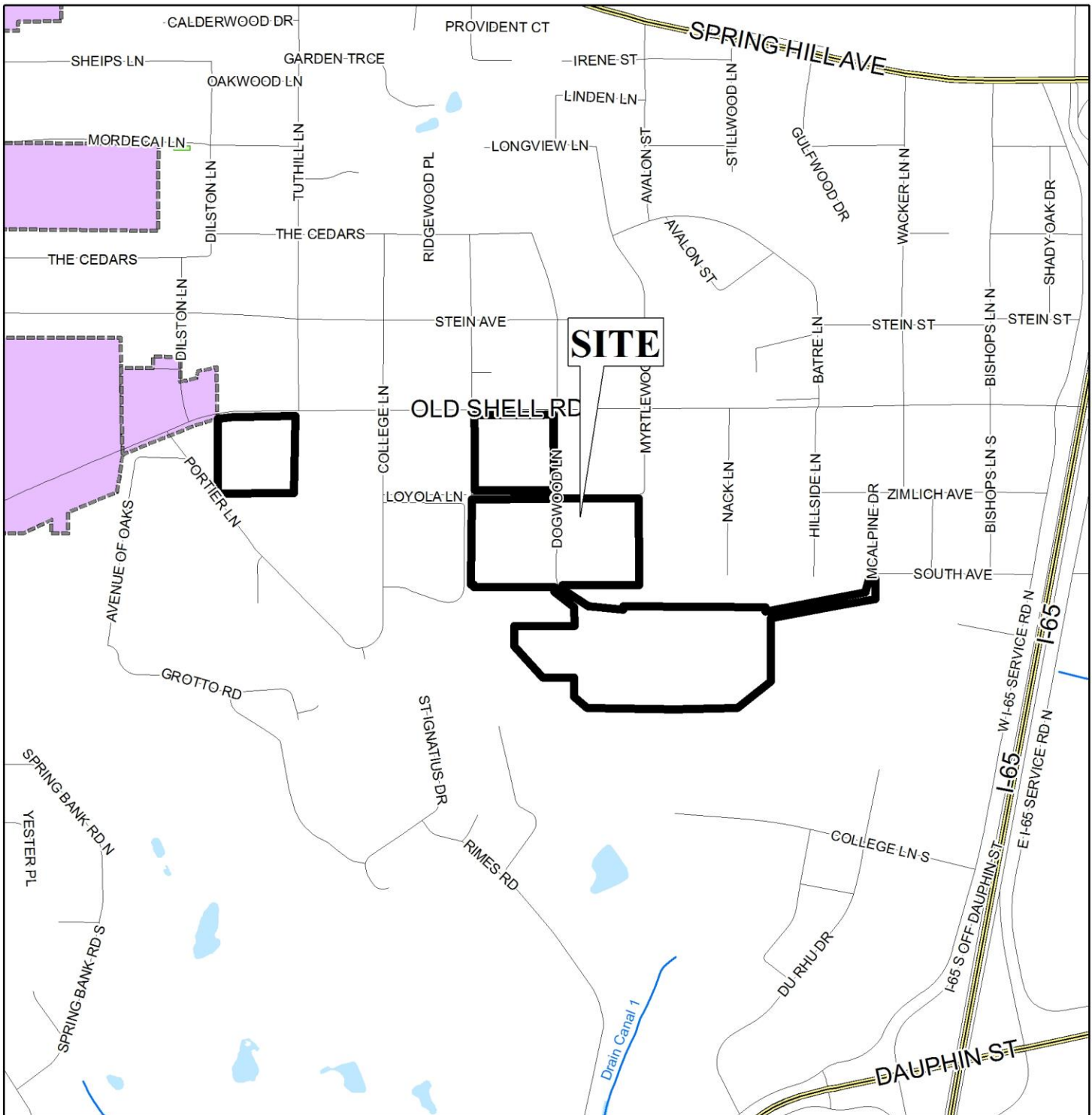
Planning Approval: The request is recommended for Holdover until the November 17, 2016 meeting, so that the following revisions and information can be provided by November 2nd:

- 1) Provision of information regarding the scope of activities that will occur within the proposed student center - such as cafeteria uses, offices, school store, etc.;
- 2) Provision of information regarding the type and anticipated timing of truck deliveries to the site, and the servicing of the dumpster;
- 3) Consideration of revising the site plan to re-route traffic so that it does not exit onto Loyola Lane from the new parking lot associated with the student center; and
- 4) Provision of a revised detail site plan to show planting materials and design between Loyola Lane and the proposed parking lot and new building - how the site will be screened from the adjacent residential uses.

Planned Unit Development: The request is recommended for November 17, 2016 meeting, so that the following revisions and information can be provided by November 2nd:

- 1) Provision of information regarding the scope of activities that will occur within the proposed student center - such as cafeteria uses, offices, school store, etc.;
- 2) Provision of information regarding the type and anticipated timing of truck deliveries to the site, and the servicing of the dumpster;
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- 4) Provision of a revised detail site plan to show planting materials and design between Loyola Lane and the proposed parking lot and new building - how the site will be screened from the adjacent residential uses.

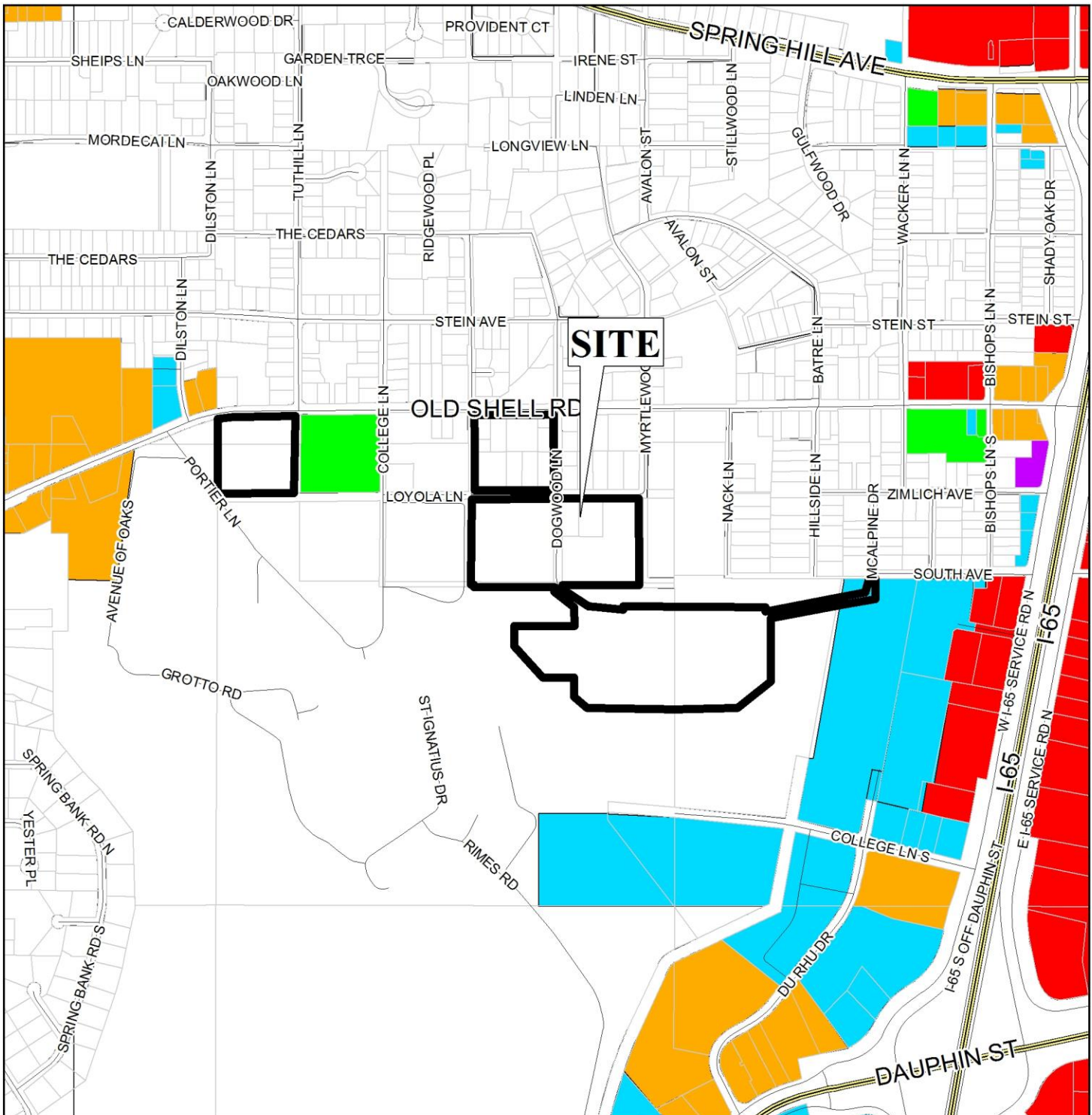
LOCATOR MAP



APPLICATION NUMBER 18 DATE October 20, 2016
 APPLICANT St. Paul's Student Center Subdivision
 REQUEST Subdivision, Planning Approval, Planned Unit Development



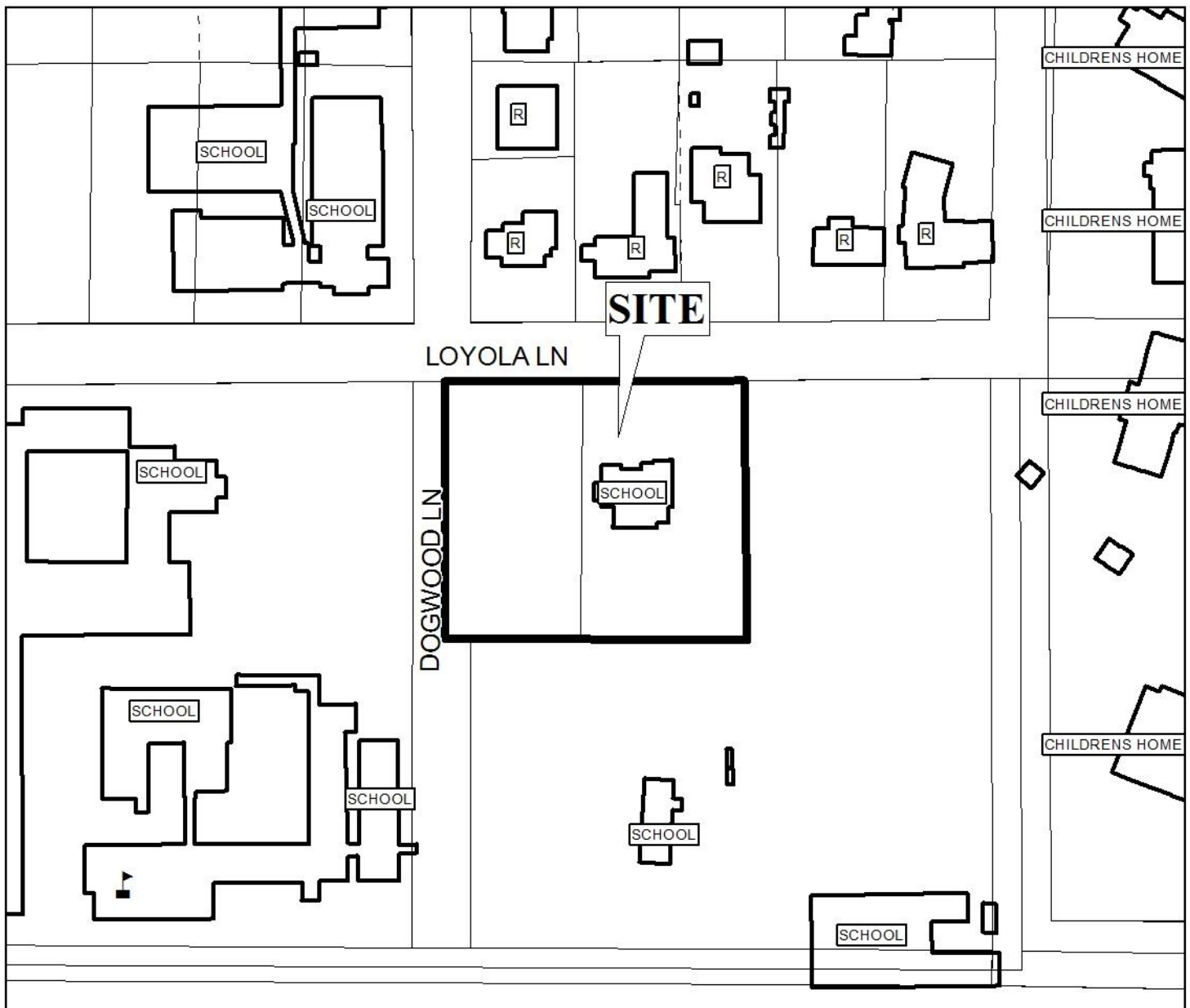
LOCATOR ZONING MAP



APPLICATION NUMBER 18 DATE October 20, 2016
APPLICANT St. Paul's Student Center Subdivision
REQUEST Subdivision, Planning Approval, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the north, childrens homes to the east, and a school to the south and west.

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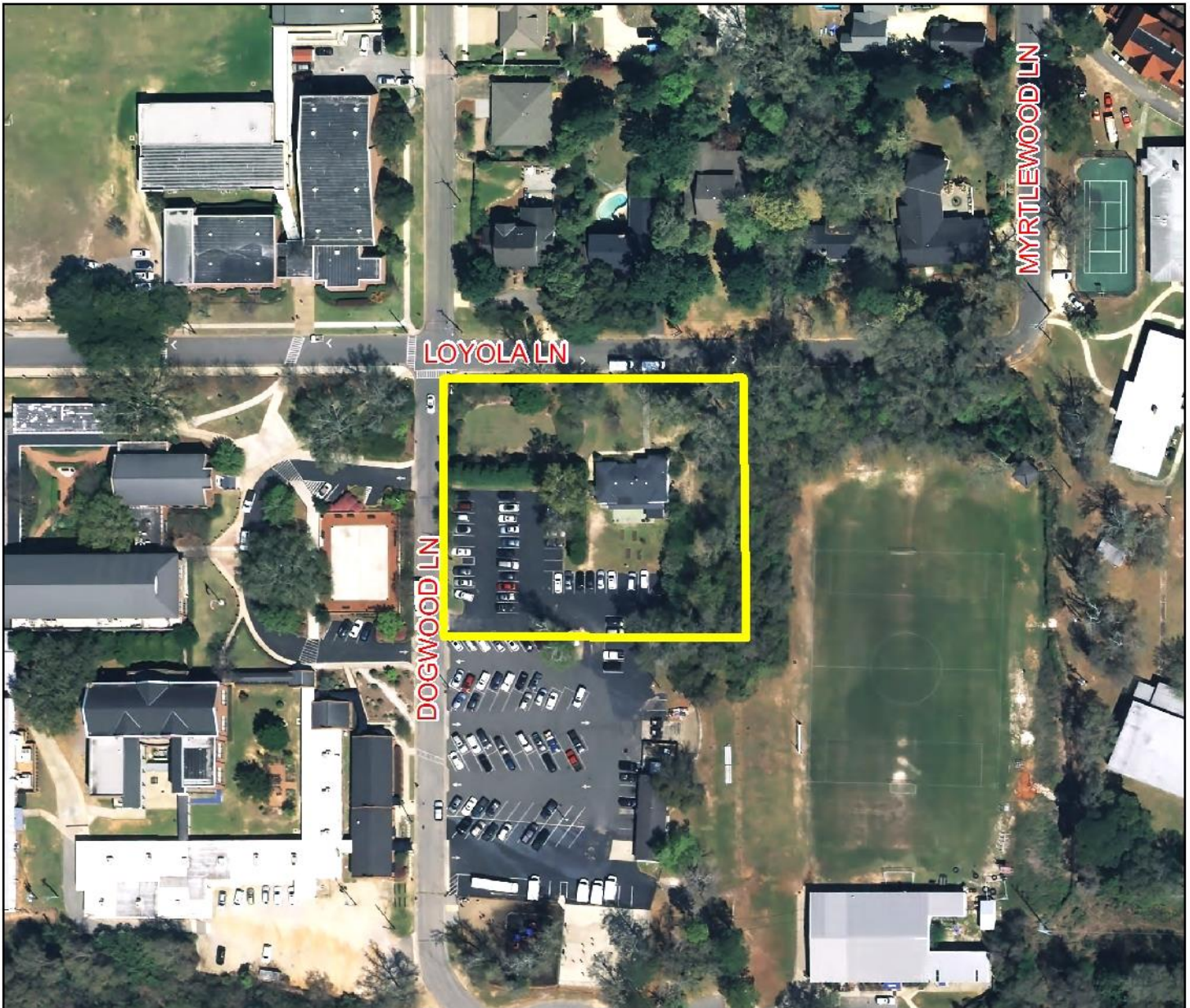
APPLICANT St. Paul's Student Center Subdivision

REQUEST Subdivision, Planning Approval, Planned Unit Development

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

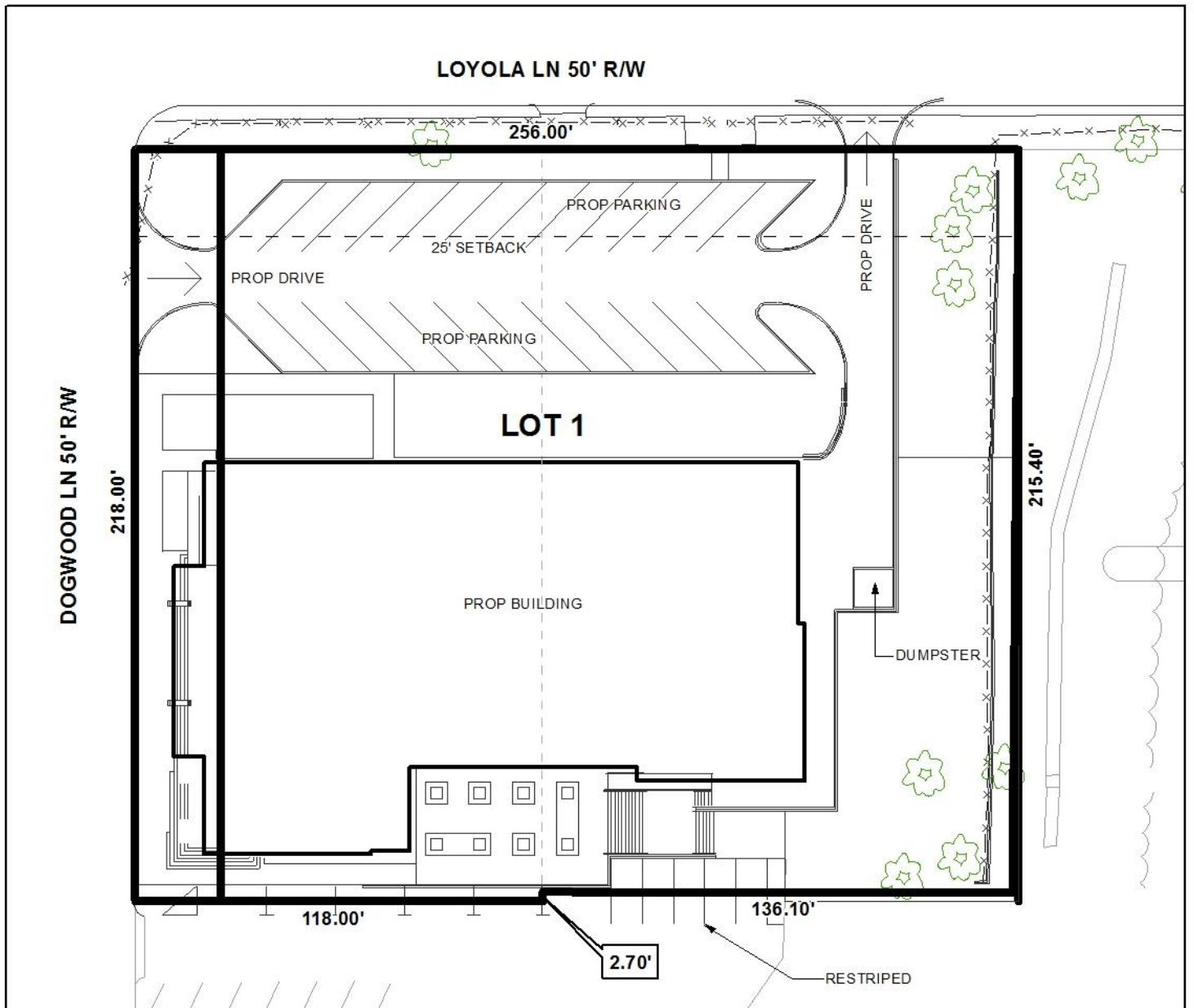


The site is surrounded by residential units to the north, childrens homes to the east, and a school to the south and west.

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SITE PLAN



The site plan illustrates the proposed parking, proposed building, and setback.

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