

**PLANNING APPROVAL &
PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 15, 2006**

<u>NAME</u>	St. Paul's Episcopal School
<u>LOCATION</u>	161 Dogwood Lane (Campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Land [vacated], South Avenue, Spring Hill College, Provident Lane, and College Lane South)
<u>CITY COUNCIL DISTRICT</u>	District 7
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	34± Acres
<u>CONTEMPLATED USE</u>	Planning Approval to allow a new softball field and parking lot expansion at a private school in an R-1, single-Family Residential district; Planned Unit Development Approval to amend the previously approved Master Plan for an existing private school in an R-1, Single-Family Residential district.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Engineering recommends dedication of drainage easement at any location public water crosses property.
<p>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.</p>	
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 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 modify the existing Master Plan to allow the construction of a new softball field and parking lot expansion.

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.

The site has received numerous approvals for building additions in the past 13 years; and received master plan approval (both Planning Approval and PUD) in 2003. The master plan approvals were granted 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) provision of information with regard to enrollment, broken down by elementary school level, middle school level, and high school level, as well as a count of all parking spaces available to ensure compliance with the parking requirements; 3) 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); 4) 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; 5) full compliance with City Engineering Comments including the provision of a comprehensive drainage plan; and 6) full compliance with all municipal codes and ordinances.

Since 2003, the master plans have been amended with Planning Commission approval. The current amendments include the addition of a new softball field and parking lot expansion. The proposed addition of the softball field and new parking area will not impact the circulation of the existing campus. Additionally, the site plan submitted illustrates the proposed softball field and parking area are not intended to accommodate additional students, but to broaden the existing educational experience at the school.

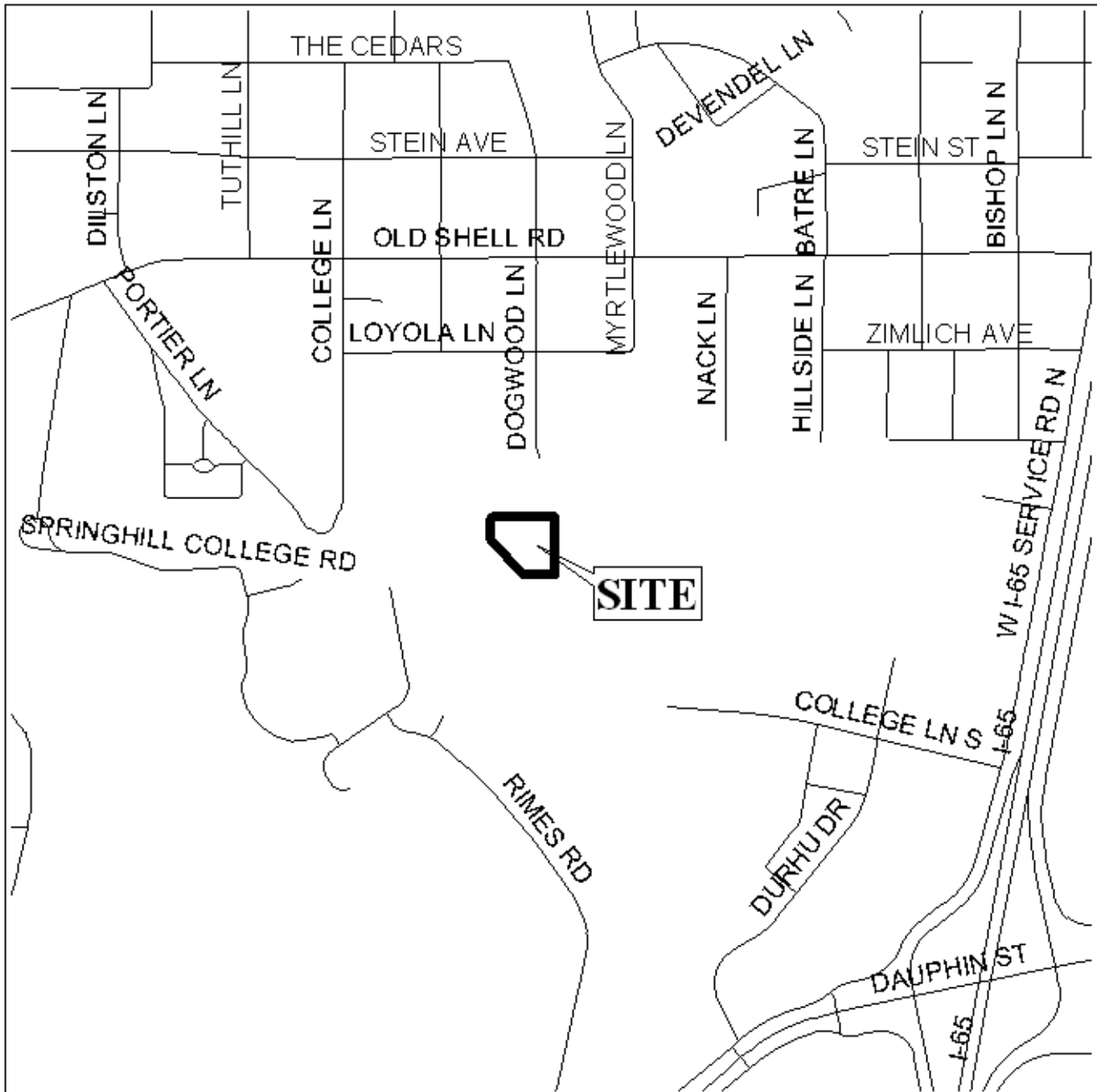
It should be noted that the addition of the softball field and the additional parking would be located within the boundary of St. Paul's campus and would not encroach into the surrounding neighborhood.

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; and 4) 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; and 4) full compliance with all municipal codes and ordinances.

LOCATOR MAP



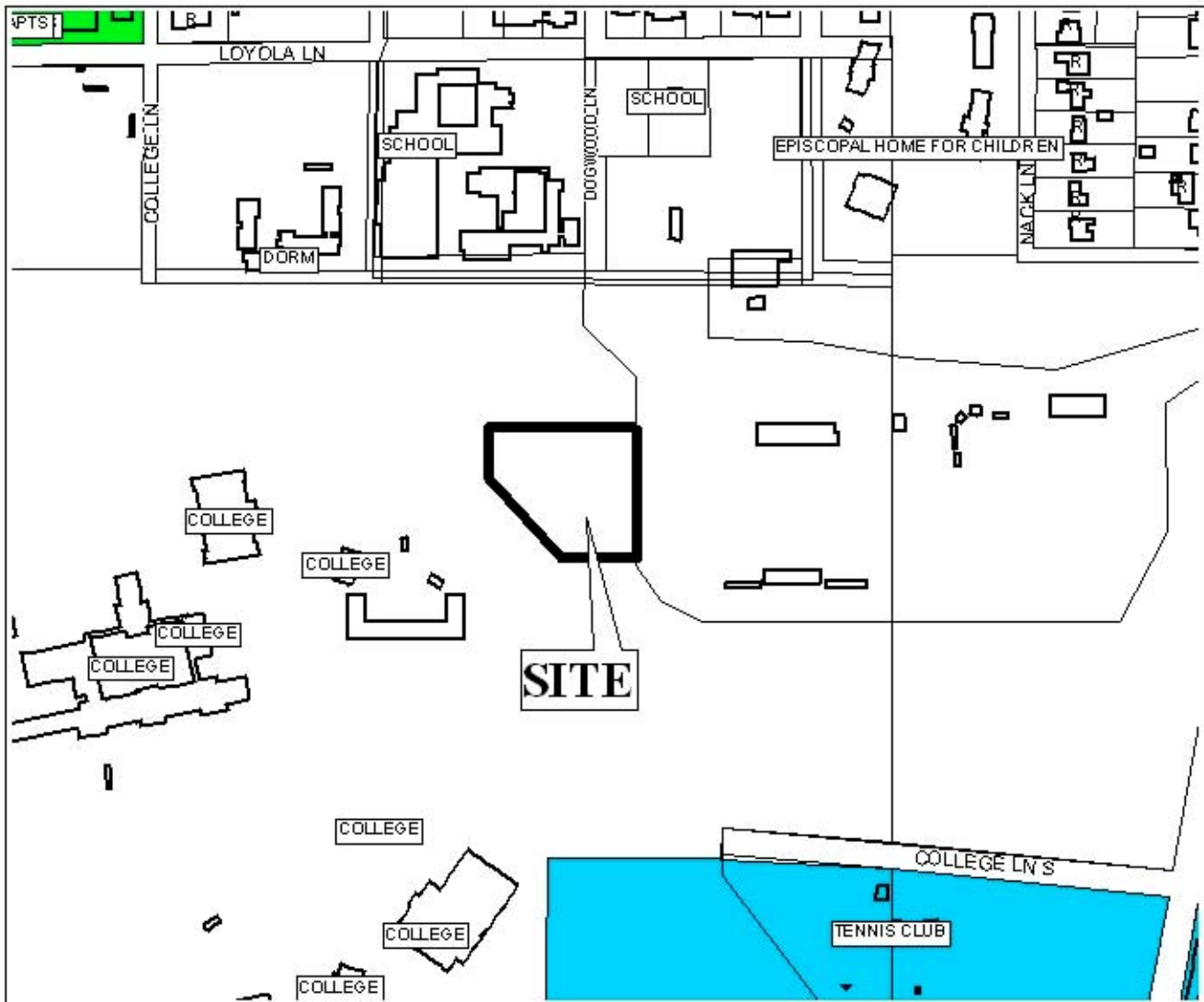
APPLICATION NUMBER 19 & 20 DATE June 15, 2006

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REQUEST Planning Approval, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by schools.

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REQUEST Planning Approval, Planned Unit Development

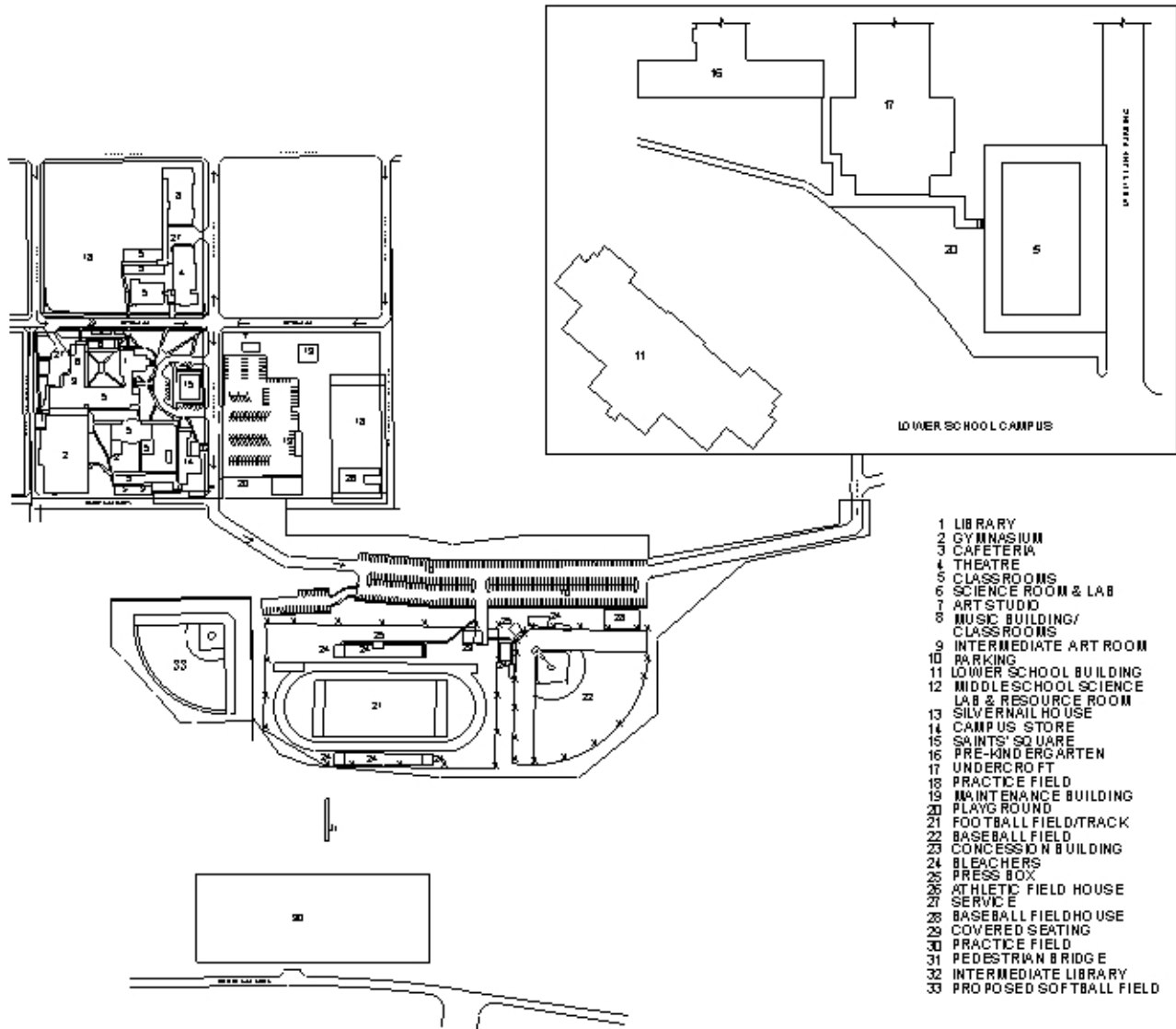
LEGEND

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



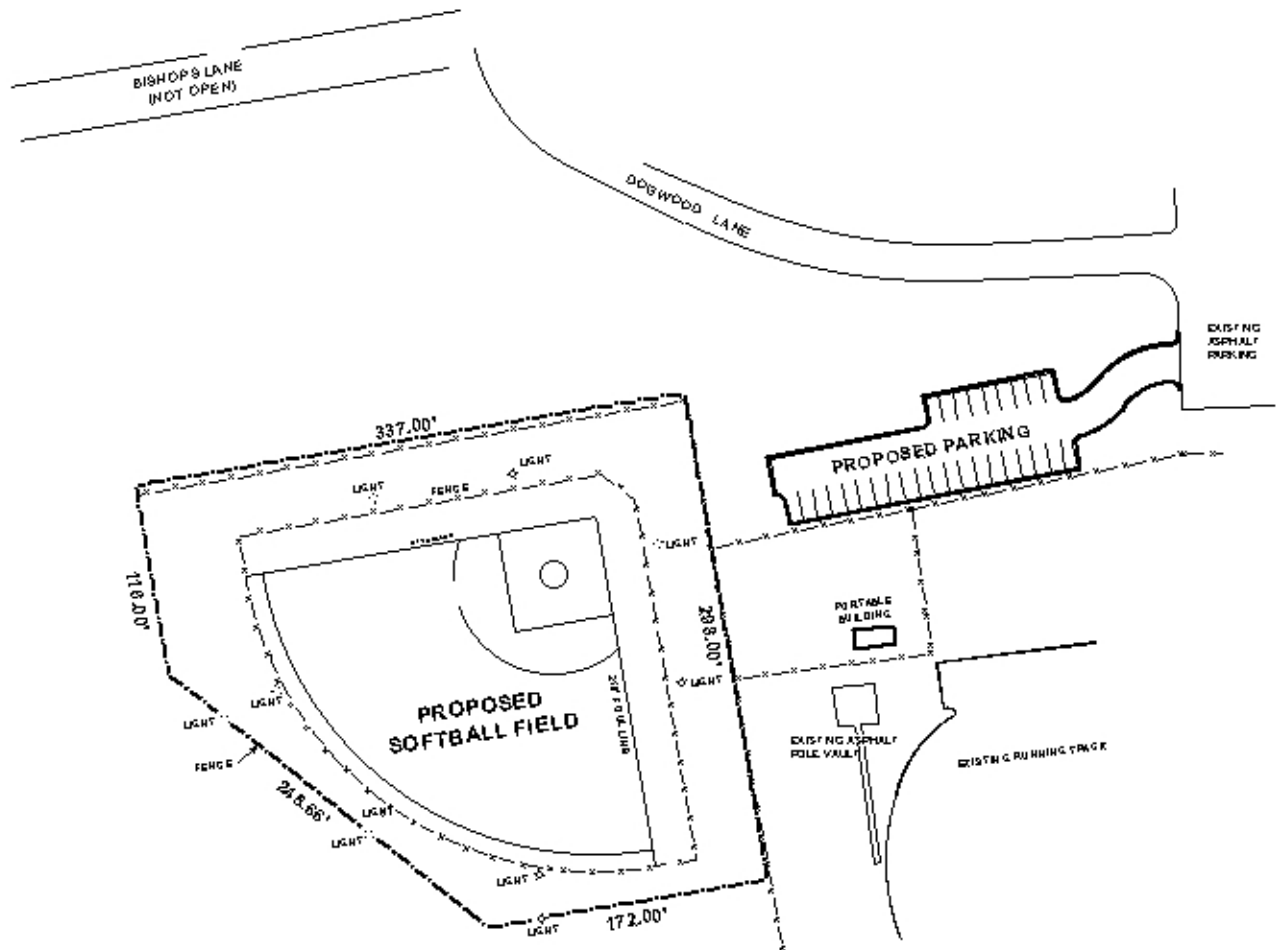
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DETAIL SITE PLAN



The site is located on the campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane (vacated), South Avenue, Spring Hill College, Provident Lane, and College Lane South. The plan illustrates the proposed softball field and parking lot.

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