

PLANNED UNIT DEVELOPMENT**Date: December 18, 2008****DEVELOPMENT NAME**

Spring Hill College (Dr. Charmaine May, Agent)

LOCATION4000 Dauphin Street
(North side of Dauphin Street, 1800'± West of Interstate 65)**CITY COUNCIL****DISTRICT**

District 7

PRESENT**ZONING DISTRICT**

R-1, Single-Family Residential

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Master Plan for an existing college in an R-1, Single-Family Residential District to show the new student center in the same location as the old student center.

TIME SCHEDULE**FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

Show Flood Zones and Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers.

TRAFFIC ENGINEERING**COMMENTS**

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 projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is seeking Planned Unit Development Approval to amend a previously approved Master Plan for an existing college in an R-1, Single-Family Residential District to show the new student center in the same location as the old student center. The site is located in Council District 7.

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.

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

It is the intent of the Master Plan 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, as the Master Plan may only be “fairly accurate”, the construction of individual buildings, parking, and accesses to these additions/expansions should obtain PUD approval prior to permitting to definitively locate the improvements and illustrate their relationship with the existing development. 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.

As illustrated on the site plan, the applicant plans to re-construct the student center for Spring Hill College in approximately the same location. With regards to gross floor area, the new structure will actually be smaller (53,329 square feet as opposed to 53,851 square feet). Furthermore, the new student center can be considered insignificant to the Master Plan, as it will not increase the overall enrollment of the school. No additional requirements, such as parking, landscaping and trees will be required.

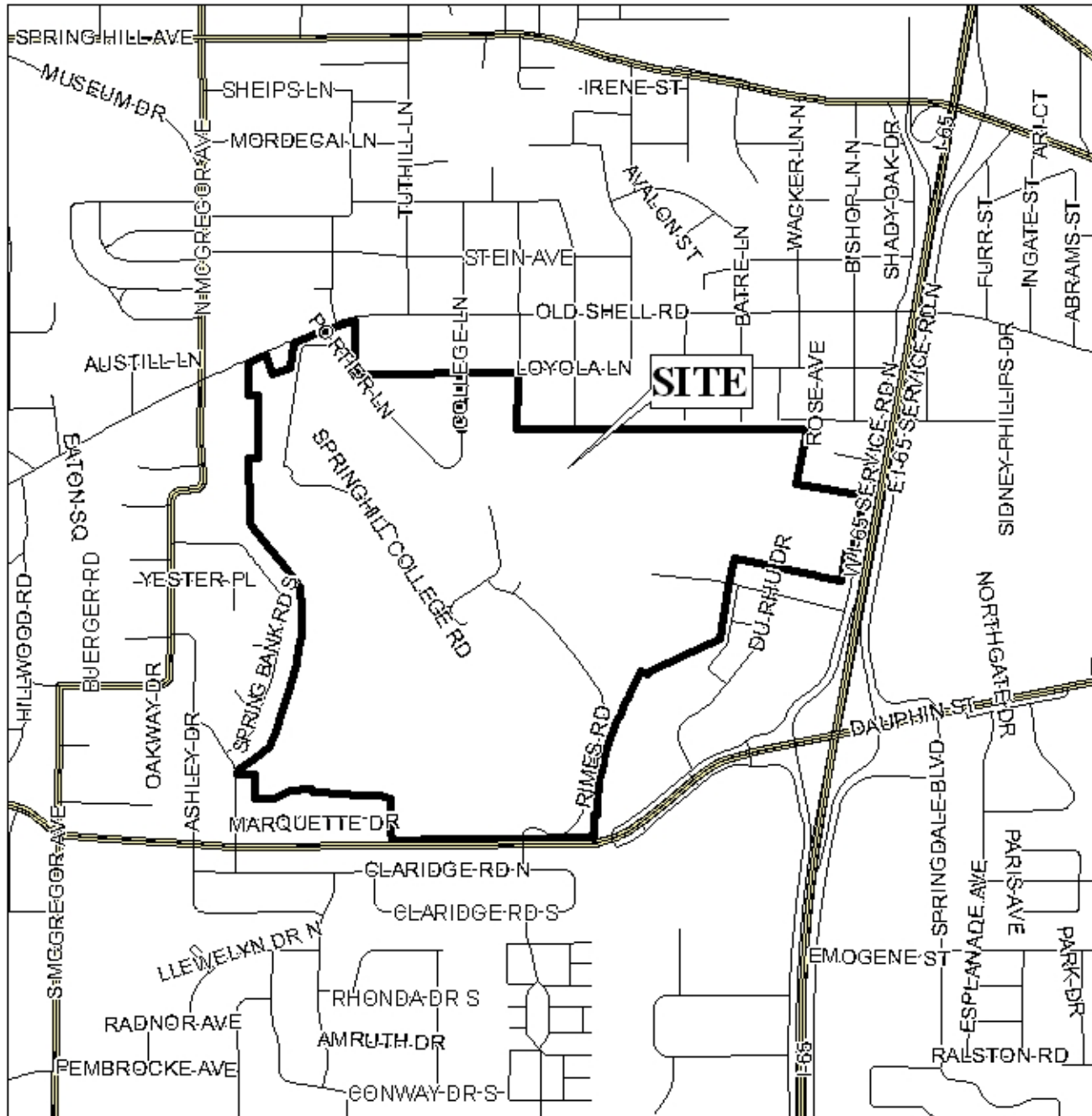
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval, subject to the following conditions:

- 1) Placement of a note on the site plan stating that Planned Unit Development review is site plan specific; therefore any future changes (parking, structure expansion, etc.,) must be resubmitted for Planned Unit Development review, and be approved through the planning process;
- 2) Placement of a note on the site plan stating that the site will be constructed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 3) Full compliance with all municipal codes and ordinances; and
- 4) Subject to Engineering comments: *(Show Flood Zones and Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers).*

LOCATOR MAP



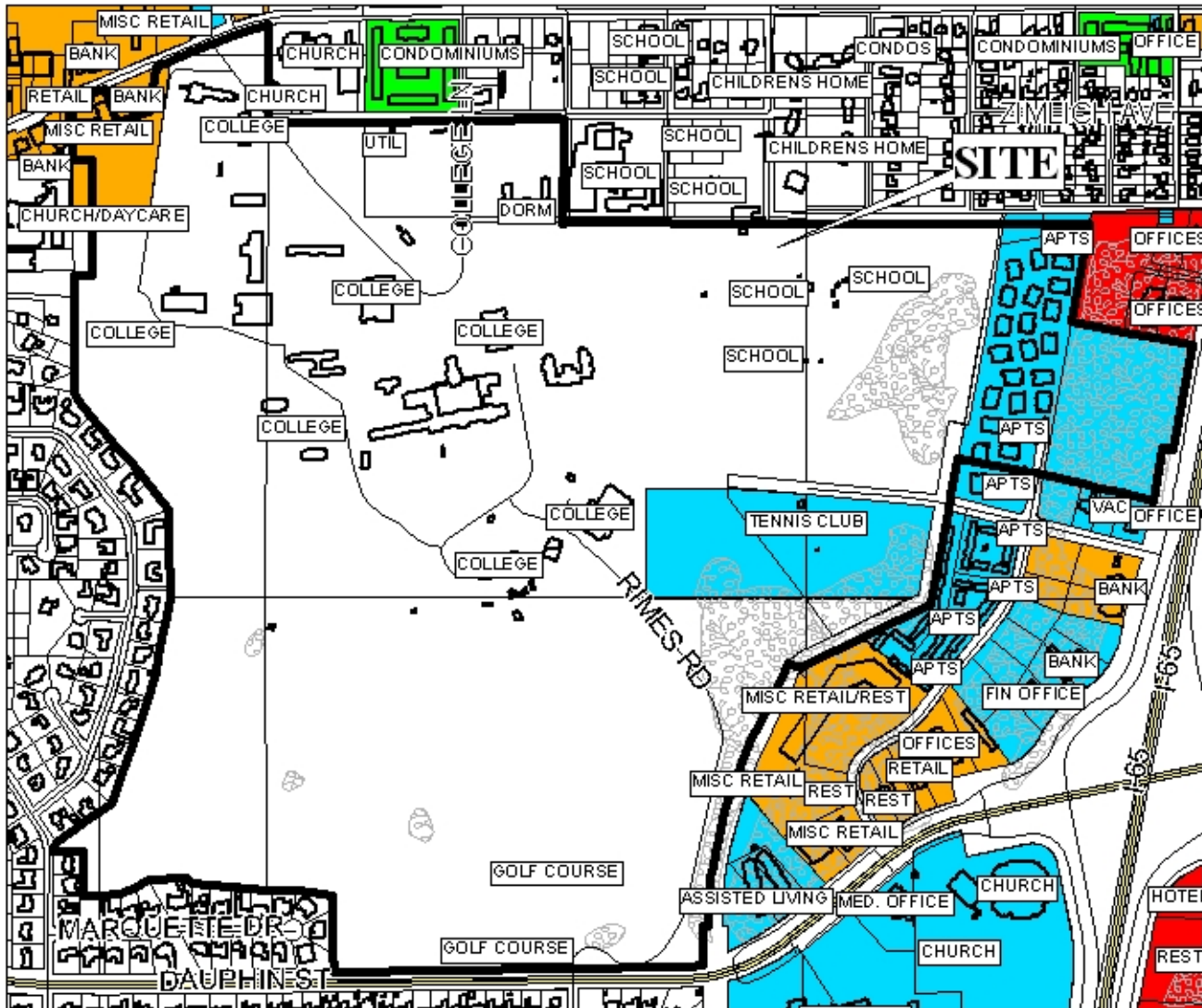
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APPLICANT Spring Hill College

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use.

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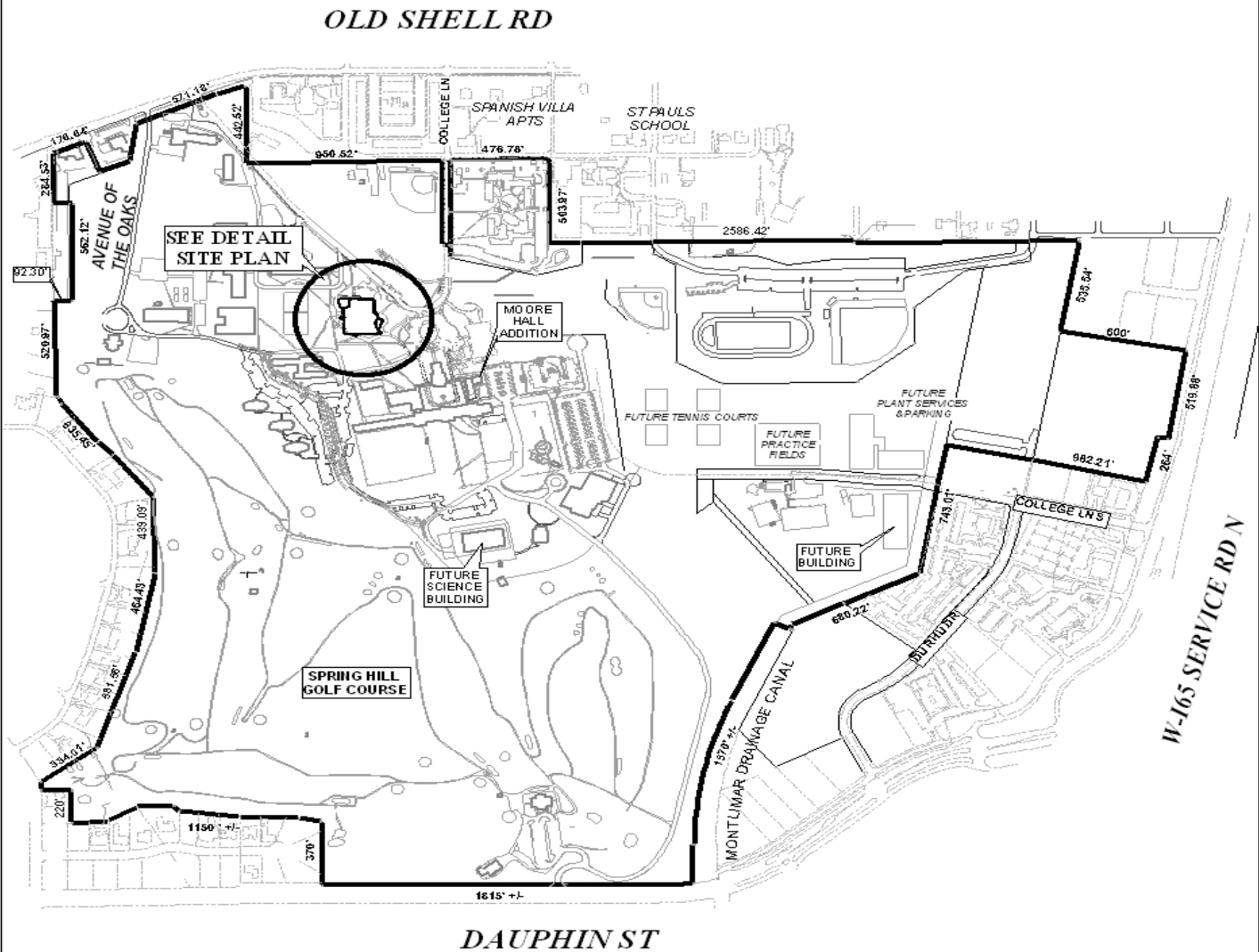
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LEGEND

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



The site plan identifies the area of proposed improvements, existing buildings, future buildings, and road access to the site.

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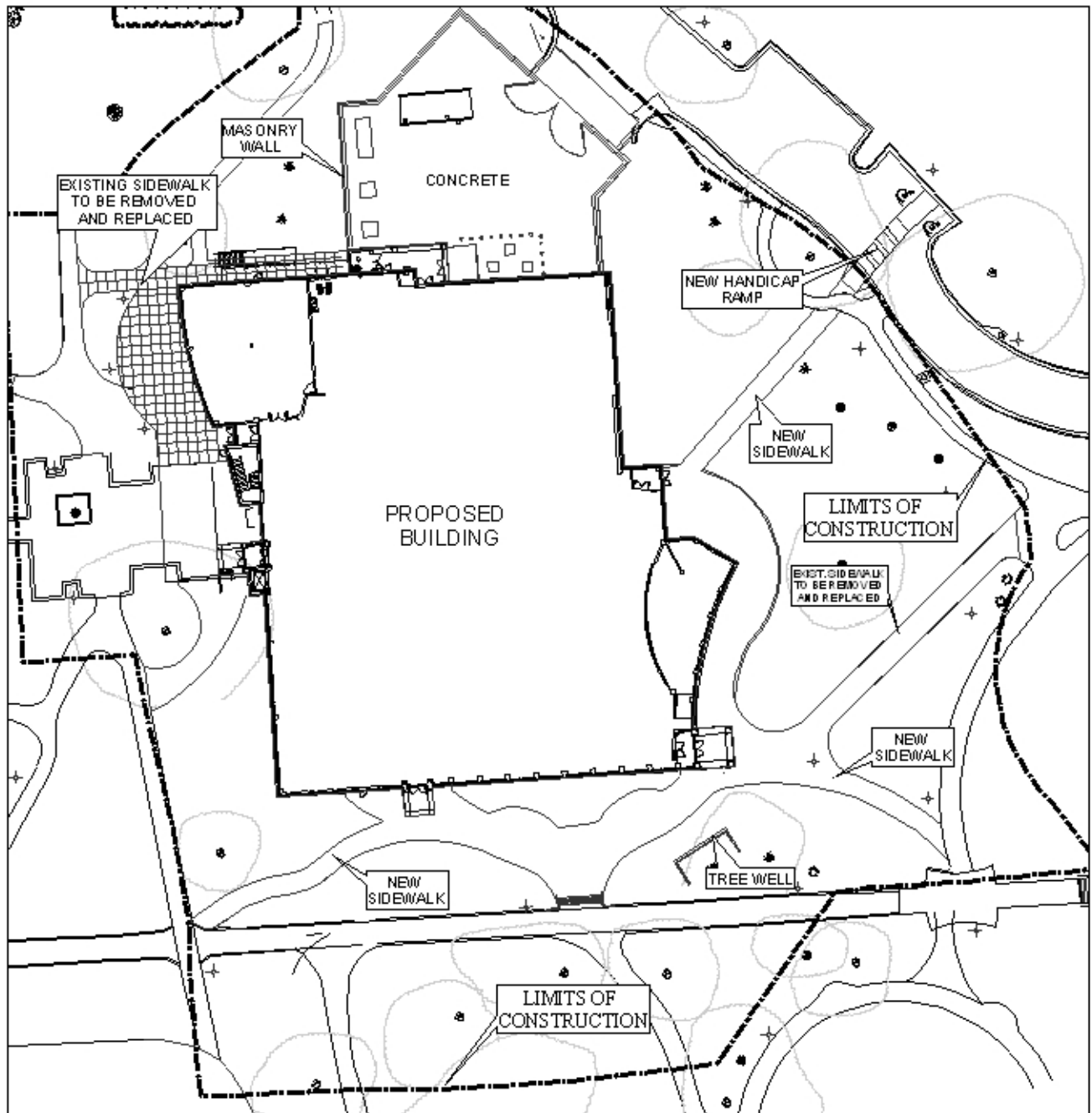
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DETAIL SITE PLAN



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