PLANNED UNIT DEVELOPMENT & PLANNING APPROVAL STAFF REPORT Date: November 6, 2014

NAME U M S - Wright School

LOCATION 65 North Mobile Street
(Southwest corner of Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street)

CITY COUNCIL DISTRICT District 1

PRESENT ZONING R-1, Single-Family Residence District

AREA OF PROPERTY 1 Lot / 46 ± Acres

CONTEMPLATED USE Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to add a middle school, proposed baseball training facility, metal storage building, announcers booth (at the existing softball field) and multiple buildings on a single building site in an R-1, Single-Family Residential District. 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.

TIME SCHEDULE FOR DEVELOPMENT Immediately

ENGINEERING COMMENTS ADD THE FOLLOWING NOTES TO THE SITE PLAN:

1. 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.
2. 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.

TRAFFIC ENGINEERING COMMENTS Based on school building addition and existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities for the proposed middle school. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any proposed changes to access will require the submission of a revised PUD, to be approved by all site reviewing departments. All new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The "Existing Seniors Parking" lot should be revised to illustrate the changes to the parking layout, based on the location of the proposed school building. The access points to the existing lot between the softball field and Cooper Stadium should be revised to illustrate existing conditions. The loop road in the southeast corner of the site should also be illustrated on the site plan, in addition to the parking area to be constructed near the proposed baseball training facility.

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.

REMARKS The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to add a middle school, proposed baseball training facility, a metal storage building, announcers booth (at the existing softball field) and multiple buildings on a single building site in an R-1, Single-Family Residential District, and 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. Future expansions will include a future pump house, road way, additional parking, bleachers, dugouts, an announcer booth, and a press box to be located adjacent to the existing baseball, softball, and football practice fields. Planning Approval is required for schools in R-1 districts.

This site was most recently before the Planning Commission at its June 19, 2014 meeting. The applicant proposed new lights around an existing athletic/ practice field, the construction of an athletic building and the relocation of two existing storage buildings. The applicant is now proposing to add a middle school, a proposed baseball training facility, to relocate a metal storage building, to remove a storage building and to add an announcer booth to the existing softball field. Staff is uncertain if the baseball training facility/ athletic building has been constructed or not, however an athletic facility was included in the previously approved PA and

PUD application and building permits for the construction of a baseball training facility were issued on October 10, 2014.

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

The proposed middle school square footage is not illustrated on the site plan, nor is the number of classrooms/teaching stations. The Zoning Ordinance requires one parking space per teaching station for middle schools, one and a half parking spaces per teaching station for elementary schools and daycares, and one parking space per four students for high schools. The site plans and the associated narratives should be revised to include the number of teaching stations for any daycares, elementary and middle school facilities, and the number of students enrolled in the high school.

The site plan depicts what appears to be a parking lot that is labeled "existing seniors parking". This parking area could be used to accommodate the parking requirements for the middle school; however the existing parking lot must be striped in compliance with Section 64-6 of the Zoning Ordinance. The site plans should be revised to indicate the number of teaching stations as well as provide parking spaces in compliance with Section 64-4 of the Zoning Ordinance. The correct spelling of the word "proposed" should be revised on the site plans as well.

Also, based on aerial photos it appears that the existing basketball area that is adjacent to Robert's Hall is being utilized for parking. If the applicant is planning to continue to use the basketball area to accommodate additional parking, the parking area must be striped and in compliance with Section 64-4 of the Zoning Ordinance and noted on the site plan. The site plan should be revised to depict parking spaces in compliance with Section 64-4 of the Zoning

Ordinance or the application should be required to provide no parking signs around the existing basketball court.

It should be pointed out that the site plans currently depict two middle school buildings on the property. If the existing middle school building will be removed, or if the intent is to utilize the building in a different way, it should be illustrated on the site plans and noted in the narratives to reflect any proposed changes or uses.

The total square footage of the proposed athletic building is not illustrated on the site; however the facility appears to be appropriately setback from the property line adjacent to the railroad right-of-way to the South. The location of the facility will not increase parking requirements for the school. It should be pointed out that the PUD site plan depicts the facility as a "proposed baseball training facility", whereas the PA site plan depicts the facility as being a "the athletic building". The site plans should be revised to provide the correct labeling for the facility on both the PUD and PA site plans. Also, the site plans do not depict the 2 new accessible parking spaces that were illustrated on the most recently submitted site plan that was reviewed for the construction of the athletic baseball training facility. The site plans should be revised to depict the 2 accessible parking spaces that are adjacent to the baseball training facility.

The proposed announcer's booth on the existing softball field is labeled as "future", if the booth is planned to be constructed with this application the site plan should be revised to indicate the announcer's booth as "proposed".

It should be noted that the proposed metal storage building that will be relocated across from the existing baseball field, behind a building that fronts onto Martin Street, will be blocking an existing paved driveway around the larger building. This may potentially effect circulation and traffic flow around the existing structure. The site plan should be revised to relocate the storage building to eliminate any potential access issues.

It should also be pointed out that the boundaries provided on the site plans do not reflect the boundaries depicted on the recorded plat. The site plans should be revised to reflect the correct property lines as illustrated on the Final Plat.

All proposed work will require land disturbance permits, and the new middle school and announcer booth will additionally require building permits.

Finally, any new applications for Planning Approval and PUD approval should be submitted six months prior to their anticipated construction start date.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, the application is recommended for Holdover until the November 20, 2014 meeting, with revisions due by Monday, November 3, 2014 to address the following:

1. revision of the site plan to depict the correct property lines as illustrated on the Final Plat;

2. revision of the site plans and the associated narratives to include the number of teaching stations for any daycares, elementary and middle school facilities, and the number of students enrolled in the high school;
3. revision of the site plan to depict the senior parking lot to be in compliance with Section 64-4 of the Zoning Ordinance;
4. revision of the site plan to depict the existing basketball area as a parking lot to be in compliance with Section 64-4 of the Zoning Ordinance or provide no parking signs around the existing basketball court;
5. revision of the site plan to depict the correct spelling of the word "proposed";
6. revision of the site plan to depict the correct labeling of the baseball training facility;
7. revision of the site plan to depict the 2 accessible parking spaces that are adjacent to the baseball training facility;
8. revision of the site plan to depict the announcer's booth as "proposed" instead of "future;
9. relocation of the storage building proposed for placement in the driveway behind the building fronting Martin Street, to eliminate circulation issues;
10. compliance with Engineering comments: *"ADD THE FOLLOWING NOTES TO THE SITE PLAN: 1. 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. 2. 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."*;
11. compliance with Traffic Engineering comments: *"Based on school building addition and existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities for the proposed middle school. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any proposed changes to access will require the submission of a revised PUD, to be approved by all site reviewing departments. All new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The "Existing Seniors Parking" lot should be revised to illustrate the changes to the parking layout, based on the location of the proposed school building. The access points to the existing lot between the softball field and Cooper Stadium should be revised to illustrate existing conditions. The loop road in the southeast corner of the site should also be illustrated on the site plan, in addition to the parking area to be constructed near the proposed baseball training facility.";*
12. compliance with 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).";* and

13. compliance with Fire 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."*

Planning Approval: Based upon the preceding, the application is recommended for Holdover until the November 20, 2014 meeting, with revisions due by Monday, November 3, 2014 to address the following:

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4. revision of the site plan to depict the existing basketball area as a parking lot to be in compliance with Section 64-4 of the Zoning Ordinance or provide no parking signs around the existing basketball court;
5. revision of the site plan to depict the correct spelling of the word "proposed";
6. revision of the site plan to depict the correct labeling of the baseball training facility;
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lot should be revised to illustrate the changes to the parking layout, based on the location of the proposed school building. The access points to the existing lot between the softball field and Cooper Stadium should be revised to illustrate existing conditions. The loop road in the southeast corner of the site should also be illustrated on the site plan, in addition to the parking area to be constructed near the proposed baseball training facility.";

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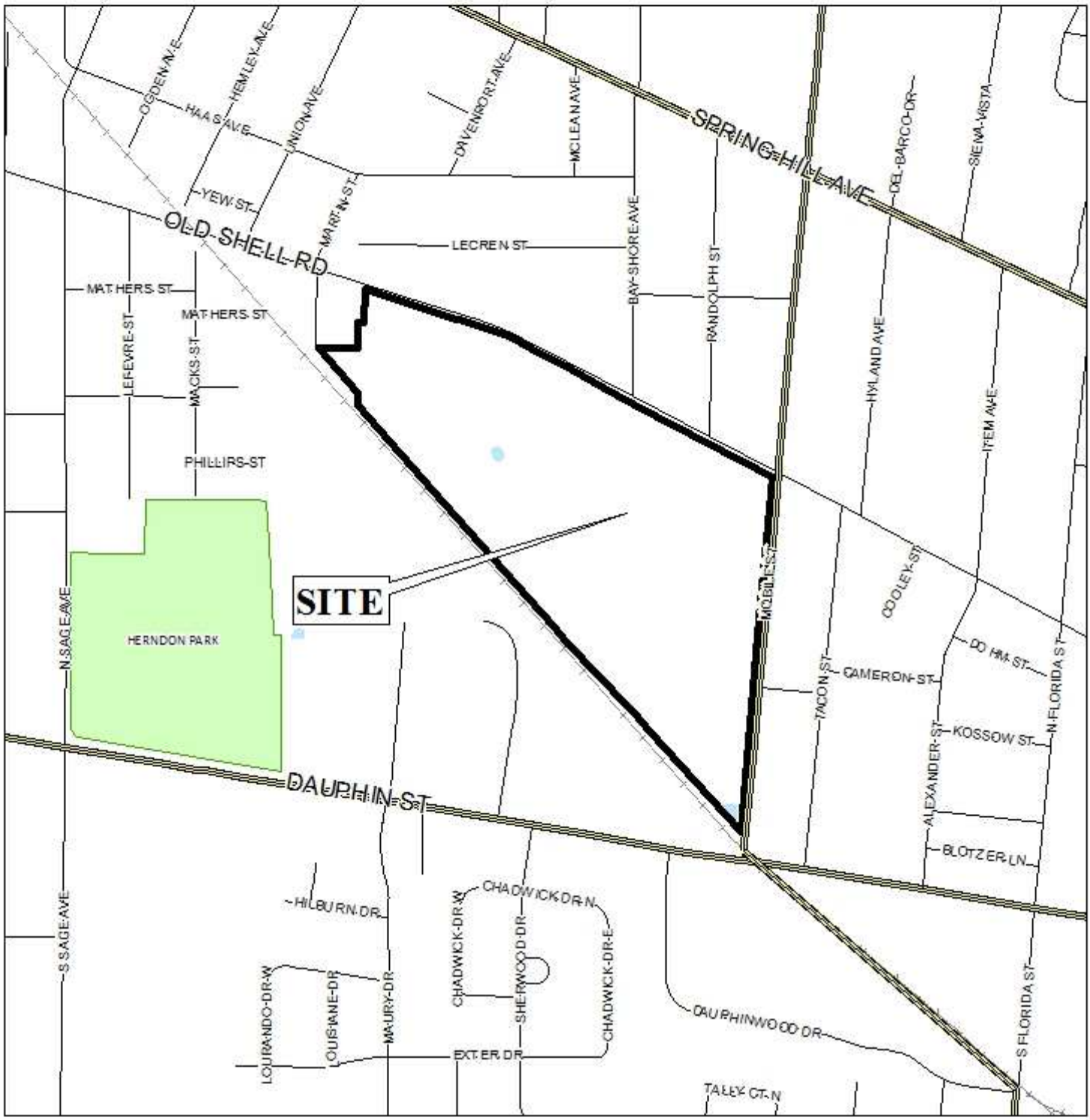
LOCATOR MAP



APPLICATION NUMBER 21 DATE November 6, 2014

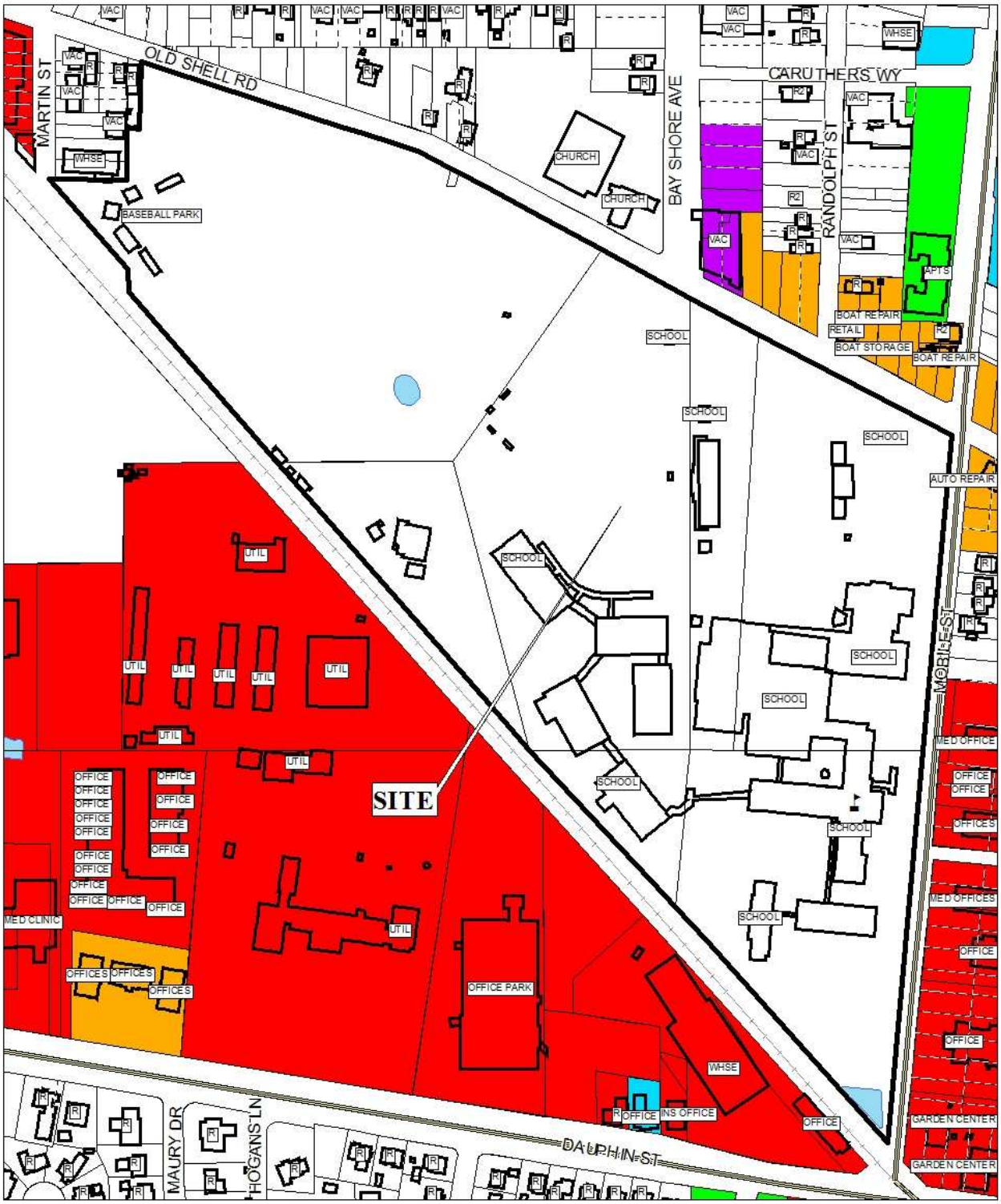
APPLICANT UMS Wright Corporation

REQUEST Planned Unit Development, Planning Approval

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous residential and commercial units.

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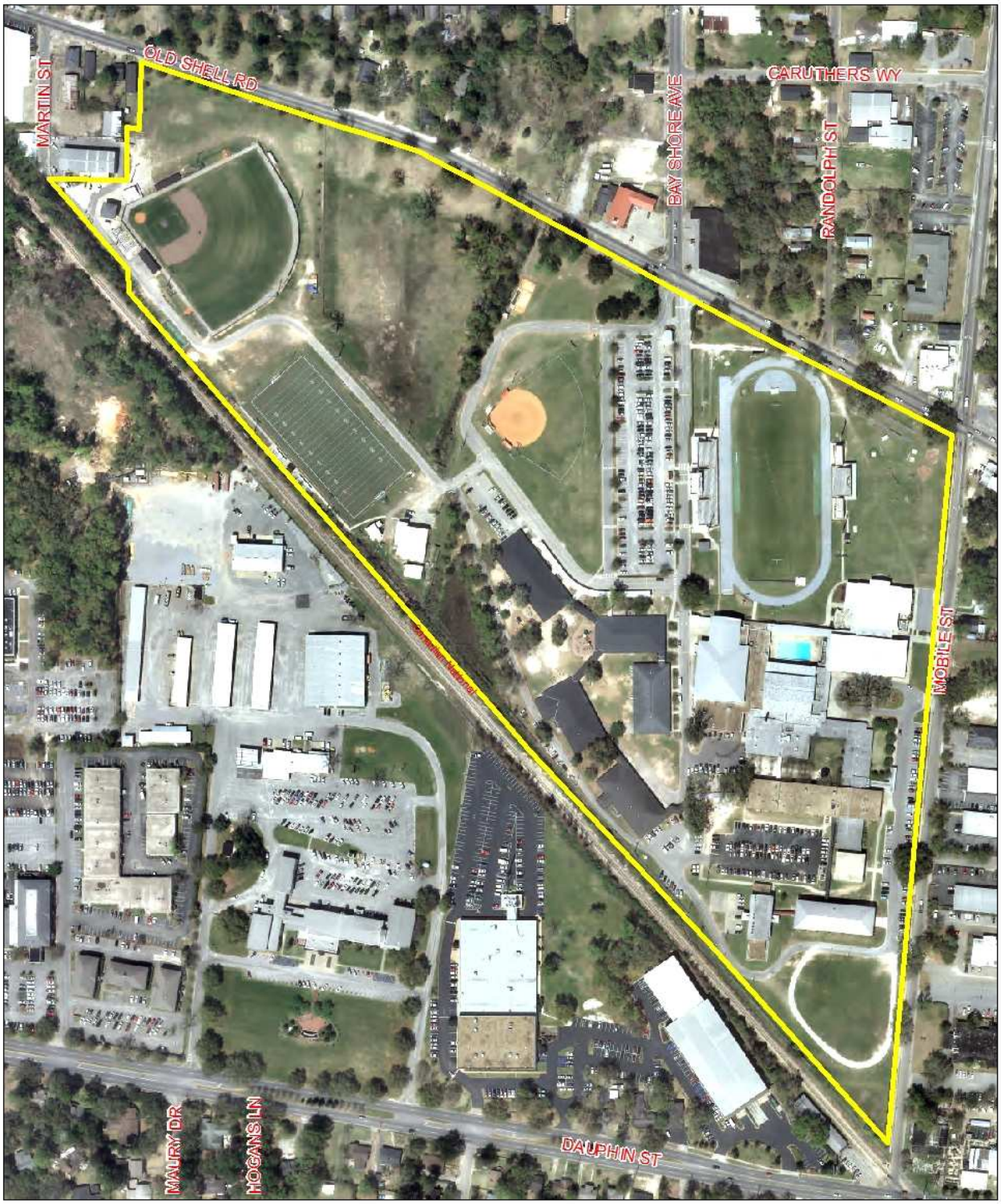
LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



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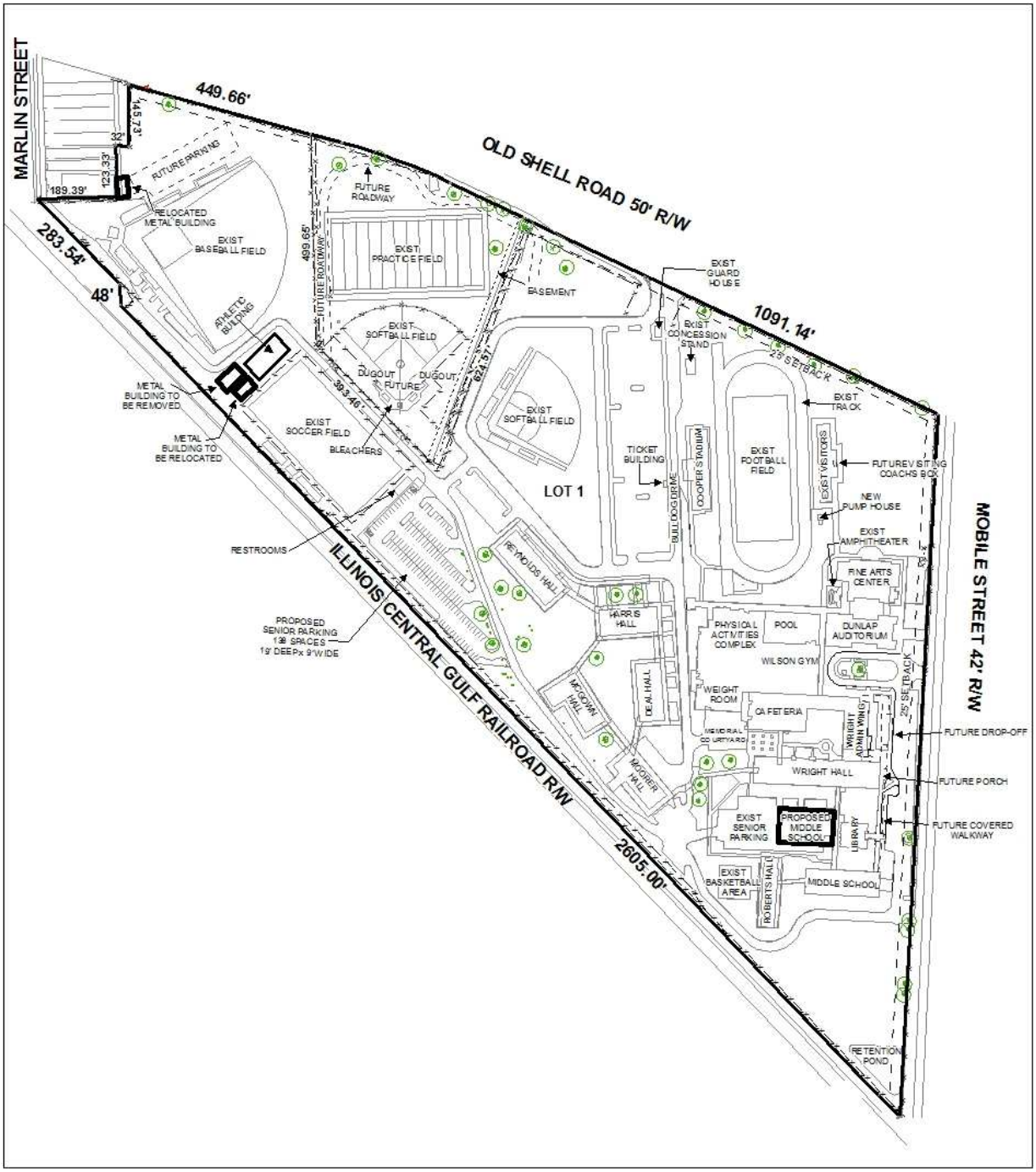
SITE PLAN



The site plan illustrates the existing school facilitie, proposed middle school, and the metal buildings to be removed and relocated.

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