

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: June 19, 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

Planning Approval to amend a previously approved Planning Approval for an existing school in an R-1, Single-Family Residential District, to allow the construction of new lights on an athletic practice field and the construction of an athletic building, and Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval for an existing school in an R-1, Single-Family Residential District, to allow the construction of lights on an athletic field, and to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Planned Unit Development: 1. Any work performed in the existing ROW (right-of-way or public drainage easement) 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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); 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 detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). 5. The proposed development must comply with all Engineering Department Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.

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 Planning Approval to amend a previously approved Planning Approval for an existing school in an R-1, Single-Family Residential District, to allow the construction of lights on an athletic field and the construction of an athletic building, and Planned Unit Development Approval to amend a previously approved Planned Unit Development for an existing school in an R-1, Single-Family Residential District, to allow the construction of lights on an athletic field, and multiple buildings on a single building site. Future expansions will include a new middle school building, 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 approved by the Planning Commission at its June 6, 2013 meeting. The applicant proposed a parking lot expansion, relocation of existing storage buildings, construction of a new restroom facility, and the expansion of a batting cage. The applicant is now proposing the construction of lights around an existing athletic/ practice field, and the construction of an athletic building.

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 total square footage of the proposed athletic building is not illustrated on the site; however both the athletic building and storage buildings will 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 noted, however, that the site plan does not appear to accurately depict the relocated buildings approved as part of the 2013 applications.

The overall site is adjacent to residential uses; as the proposed development will consist of lights near residential uses on the north side of Old Shell Road, the lighting must comply with Sections 64-4.A.2 and 64-6.A.8 of the Zoning Ordinance, which includes the submission of a photometric plan to ensure the lighting does not bleed over onto adjacent properties and roadways or residential properties.

It should be pointed out that the site plan for the Planning Approval application is labeled “Revised PUD for UMS Wright Preparatory School”. This should be revised to say “Planning Approval Site Plan for UMS Wright Preparatory School”. Two revised copies correcting the labeling of the PA site plan will be required.

All proposed work will require land disturbance permits, and the new athletic building will additionally require building permits.

As the practice field will now be illuminated, sixteen frontage trees should be provided along the 500 ± feet of frontage along Old Shell Road that is adjacent to the practice field site.

Finally, new applications for Planning Approval and PUD approval should be submitted for the proposed middle school facility and additional parking, six months prior to their anticipated construction start date.

RECOMMENDATION

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

- 1) submission of a photometric plan for the practice field area at the time of submittal of a building permit;

- 2) revision of the PA and PUD site plans to accurately depict the location of all structures, inc. storage buildings;
- 3) compliance with revised Engineering comments: *“1. Any work performed in the existing ROW (right-of-way or public drainage easement) 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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); 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 detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). 5. The proposed development must comply with all Engineering Department Policy Letters.”;*
- 4) compliance with Traffic Comments: *“Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.”;*
- 5) 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.”;*
- 6) provision of 16 frontage trees along Old Shell Road abutting the practice field site;
- 7) future construction of the proposed middle school facility, additional parking, and any other future development will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 8) full compliance with all municipal codes and ordinance; and
- 9) submission of a revised PUD site plan prior to any request for permits.

Planning Approval: Based upon the preceding, the application is recommended for Approval, subject to the following conditions:

- 1) submission of a photometric plan for the practice field area at the time of submittal of a building permit;
- 2) revision of the PA and PUD site plans to accurately depict the location of all structures, inc. storage buildings;
- 3) compliance with Engineering comments: *“1. Any work performed in the existing ROW (right-of-way or public drainage easement) 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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); 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 detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). 5. The proposed development must comply with all Engineering Department Policy Letters.”;

- 4) *compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.”;*
- 5) *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.”;*
- 6) *provision of 16 frontage trees along Old Shell Road abutting the practice field site;*
- 7) *future construction of the proposed middle school facility, additional parking, and any other future development will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;*
- 8) *full compliance with all municipal codes and ordinances; and*
- 9) *provision of a revised PA site plan prior to any request for permits.*

LOCATOR MAP



APPLICATION NUMBER 23 & 24 DATE June 19, 2014

APPLICANT UMS Wright School

REQUEST Planned Unit Development, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous residential and commercial units.

APPLICATION NUMBER 23 & 24 DATE June 19, 2013

APPLICANT UMS Wright School

REQUEST Planned Unit Development, Planning Approval

LEGEND



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous residential and commercial units.

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NTS

SITE PLAN



The site plan illustrates the existing school facilities, proposed senior parking, proposed athletic building, and relocated metal buildings.

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