

**PLANNED UNIT DEVELOPMENT,
PLANNING APPROVAL &
SUBDIVISION STAFF REPORT****Date: July 10, 2008**

<u>DEVELOPMENT NAME</u>	Mobile Christian Subdivision
<u>SUBDIVISION NAME</u>	Mobile Christian Subdivision
<u>LOCATION</u>	5900, 5910, and 5916 Cottage Hill Road (North side of Cottage Hill Road, 230'± West of Freemont Drive West)
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	1 lot/ 15.4± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development approval to amend a previously approved Planned Unit Development to allow an athletic field bleachers expansion and a new press box, and to allow multiple buildings on a single building site, Planning Approval to amend a previously approved Planning Approval to allow bleachers expansion, a new press box, and expanded parking facilities, and add a classroom building and a sanctuary to an existing church school in an R-1, Single-Family Residential District, and Subdivision approval to create one lot.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately

**ENGINEERING
COMMENTS**

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 shows 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. 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

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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).

Site is to be brought into full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry. The Magnolia trees required by a previous Planning Commission decision are to be replaced.

FIRE DEPARTMENT**COMMENTS**

No comments.

REMARKS

The applicant is seeking Planned Unit Development approval to amend a previously approved Planned Unit Development to allow an athletic field bleachers expansion and a new press box, and to allow multiple buildings on a single building site, Planning Approval to allow bleachers expansion, a new press box, and expanded parking facilities, and add a classroom building and a sanctuary to an existing church school in an R-1, Single-Family Residential District, and Subdivision approval to create one lot from one legal lot of record and a metes and bounds parcel. The Zoning Ordinance requires Planned Unit Development approval to allow multiple buildings on a single building site, Planning Approval for the location and/or expansion of a church in residential districts. The site is located in Council District 6, and the applicant states that the site is served by public water and sanitary sewer facilities.

The applicant states the modifications, will include: 1) the addition of 385 seats to the existing 847 seats to allow the seating capacity of the football stadium to 1,232 seats; and 2) to add a 10-foot x 45-foot press box (450 square feet). The Subdivision will consolidate one legal lot of record and a metes and bounds parcel into one legal lot of record.

The site is bounded to the North, West, and East by residences in an R-1, Single-Family Residential district.

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. It is very important to note that the Planning Approval review is site plan specific; therefore, any future changes to the site plans, as approved, by current or future applicants must be submitted for Planning Approval review.

As stated in Section 64-5. of the Zoning Ordinance, 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 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 plat illustrates the proposed 15.4+ acre, 1-lot subdivision, which is located on the North side of Cottage Hill Road, 230'± West of Freemont Drive West. The purpose of the subdivision is to create one legal lot of record from one existing legal lot of record and a metes and bounds parcel. The site fronts Cottage Hill Road, a major street, in compliance with the Major Street Component of the Comprehensive Plan.

The site has received numerous Planning Approvals for building expansion/additions in the past 20 years. However, the last Planning Approval (to allow lights for the baseball field) submitted in February 2000 was denied by the Planning Commission, but was granted by City Council in March 2000 subject to the following conditions: 1) lights to be hooded; 2) no public address system used after dark; 3) no more than two (2) night games per week, with a maximum number of ten (10) per season; 4) lights to be out by 6:45 p.m. if needed for practice prior to daylight savings time; 5) vision screens to be erected between outfield poles to shield light from overflowing into the neighborhood; and 6) field will not be leased beyond the 8-10 times aforementioned.

The current application is to allow a new press box and bleacher expansion for the existing football field in an R-1, Single-Family Residential district and to allow multiple buildings on single building site, and to create one legal lot of record from a legal lot and a metes and bounds parcel. The current applications are required due to the previous approvals (December 2006) have expired.

The proposed addition of the press box and the expansion to the bleacher are intended to accommodate additional spectators, and to broaden the existing educational experience at the school.

It should be noted that the new press box and expansion of the bleachers at the football field would be located within the boundary of the Mobile Christian campus and would not encroach into the surrounding neighborhood. Additionally, the site plan illustrates that Mobile Christian School is located on a legal lot of record and the adjacent Church is located on a metes and bounds parcel. As both properties are owned by Mobile Christian School, a one-lot subdivision is required.

The site plan shows 222 parking spaces, which would exceed the parking requirements for the school and the number of seats within the existing bleachers. However, with the expansion to 1,232 seats, the existing number of parking spaces does not meet the minimum requirements of the Ordinance. As illustrated on the site plan, circulation and maneuvering seem to meet the standards of the Zoning Ordinance. The site plan indicates 25 parking spaces are provided off-site, but does not elaborate on illustrates or include the site where this parking exist.

As with approvals, detailed accounting of school enrollment and provision of necessary parking should be required, in conjunction with an overall campus master plan. The applicant submitted an existing campus layout and the proposed change with the addition to the stadium and press box. As with any Planned Unit Development (PUD) approvals the master plan is just a preliminary plan, to allow staff to review the overall plan and possibly suggest improvements or changes to the plan to satisfy the objectives of the Planned Unit Development (PUD). The applicant has submitted a detailed description of the number of classrooms for each category of students (elementary, junior high and high school) of the existing student enrollment.

No on-site storm water detention facilities are depicted on the site plan; however, such facilities may be required due to the extent of the proposed new development.

There is an indication on the site plan as to the location of dumpster or waste storage facility; however, there is not an indication of any buffering provided. The required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

Regarding compliance with the tree and landscape requirements of the Zoning Ordinance, as required in the previously approved applications the site is to be brought into full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry. The Magnolia trees required by a previous Planning Commission decision are to be replaced.

As the new construction will be adjacent to existing residences, the applicant should ensure that any lighting provided on the site will comply with the Zoning Ordinance requirement that states that lighting “*shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.*” Therefore, the application should provide photometric information for electrical requirements.

RECOMMENDATION

Subdivision: Based upon the preceding, this request is recommended for Approval, subject to the following conditions:

- 1) the placement of a note on the Final Plat limiting the site to the three existing curb cuts to Cottage Hill Road; and
- 2) the placement of a note on the Final Plat stating that any more development to the campus would require a Traffic Impact Study.

Planning Approval: Based upon the preceding, this Planning Approval 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;
- 4) the provision of a 10-foot vegetative buffer to be included with the minimum buffer requirements of the Ordinance;
- 5) full compliance with the parking requirements of the Zoning Ordinance for the bleacher expansion;
- 6) the placement of a note on the Site Plan stating that any more development to the campus would require a Traffic Impact Study; and
- 7) full compliance with all municipal codes and ordinances.

Planned Unit Development: Based upon the preceding, this PUD 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;
- 4) the provision of a 10-foot vegetative buffer to be included with the minimum buffer requirements of the Ordinance;
- 5) full compliance with the parking requirements of the Zoning Ordinance for the bleacher expansion;
- 6) the placement of a note on the Site Plan stating that any more development to the campus would require a Traffic Impact Study; and
- 7) full compliance with all municipal codes and ordinances.

LOCATOR MAP



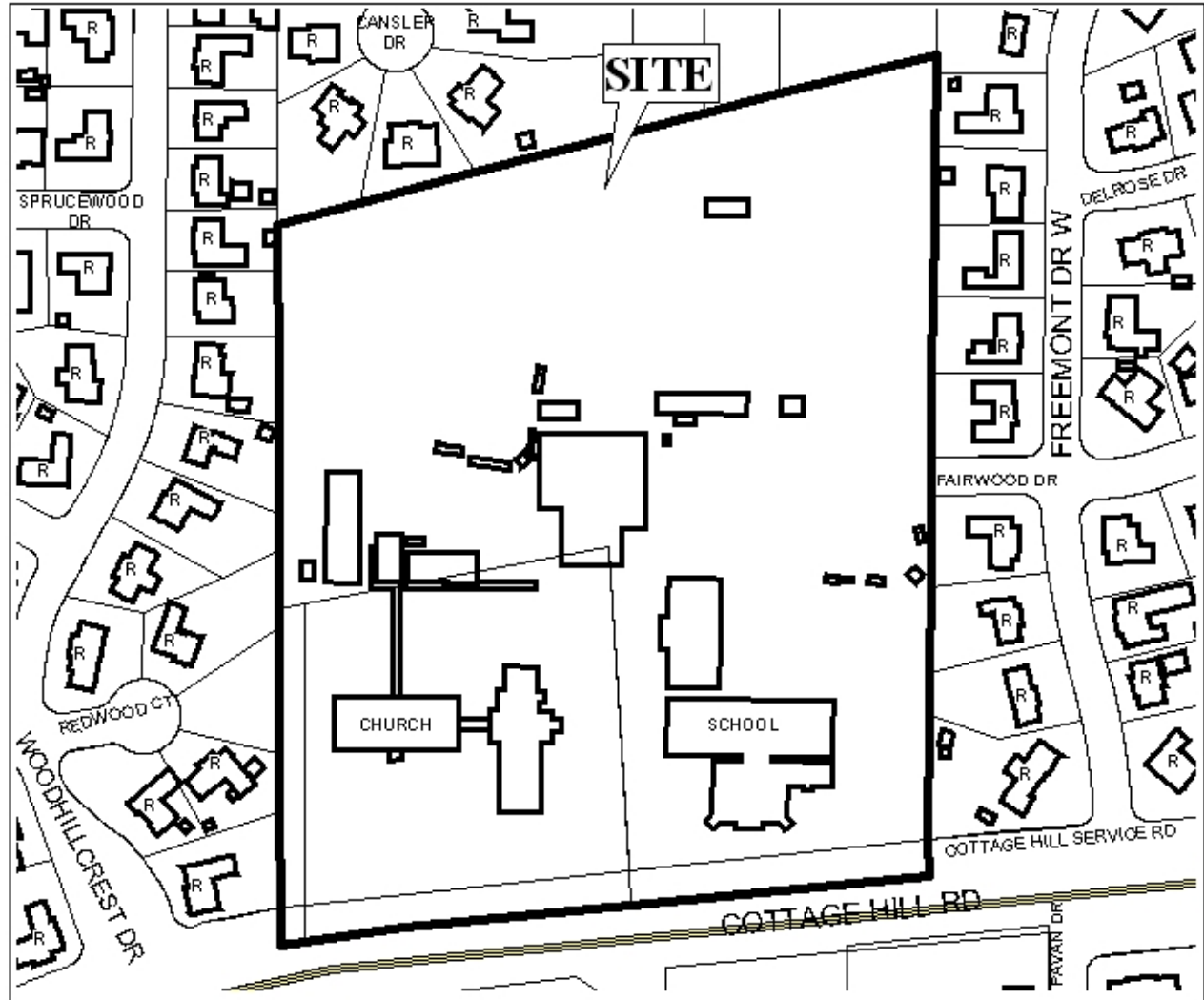
APPLICATION NUMBER 27 & 28 & 29 DATE July 10, 2008

APPLICANT Mobile Christian School

REQUEST Subdivision, Planned Unit Development, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units

APPLICATION NUMBER 27 & 28 & 29 DATE July 10, 2008

APPLICANT Mobile Christian School

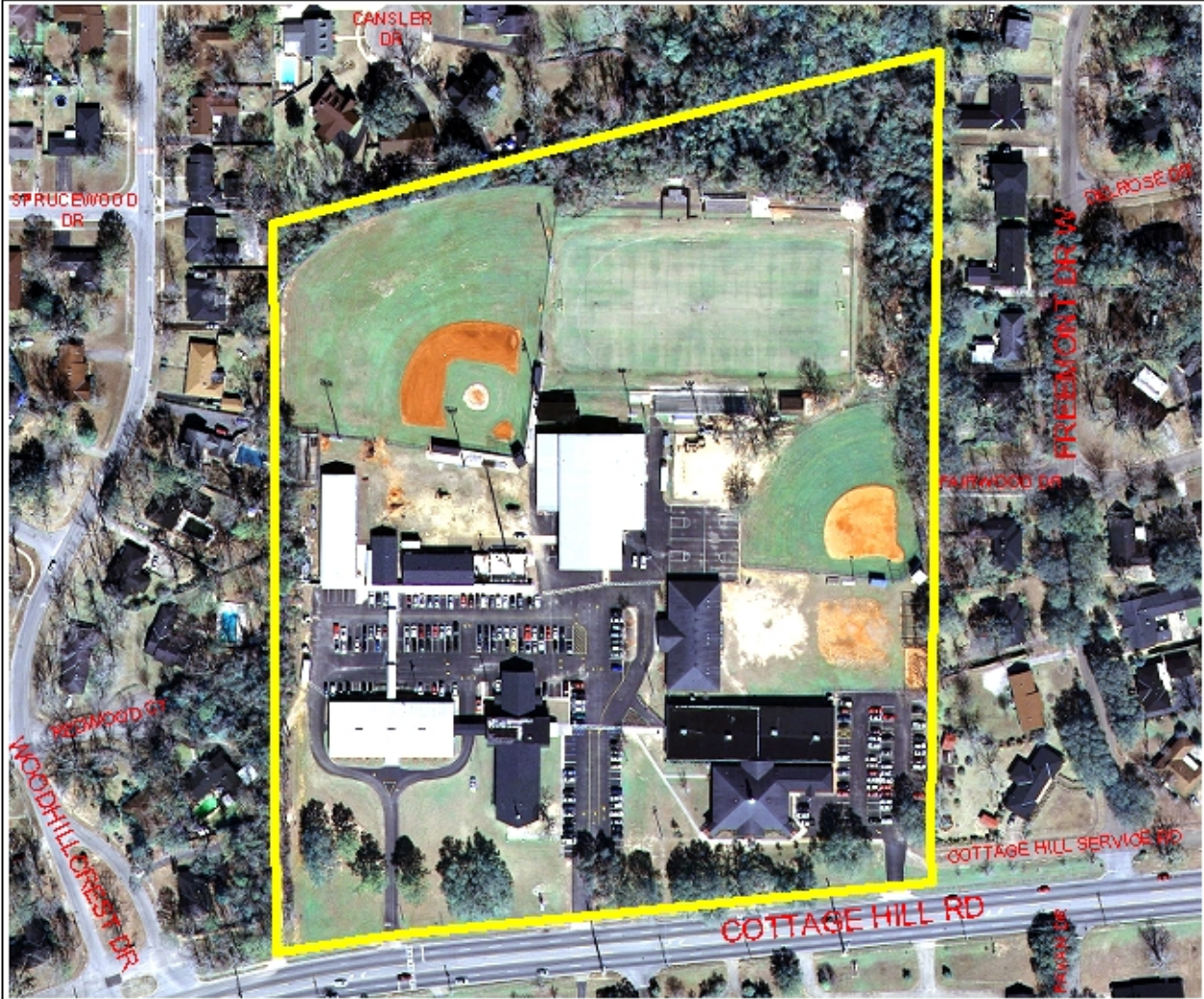
REQUEST Subdivision, Planned Unit Development, Planning Approval

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	NTS
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----	-----



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units

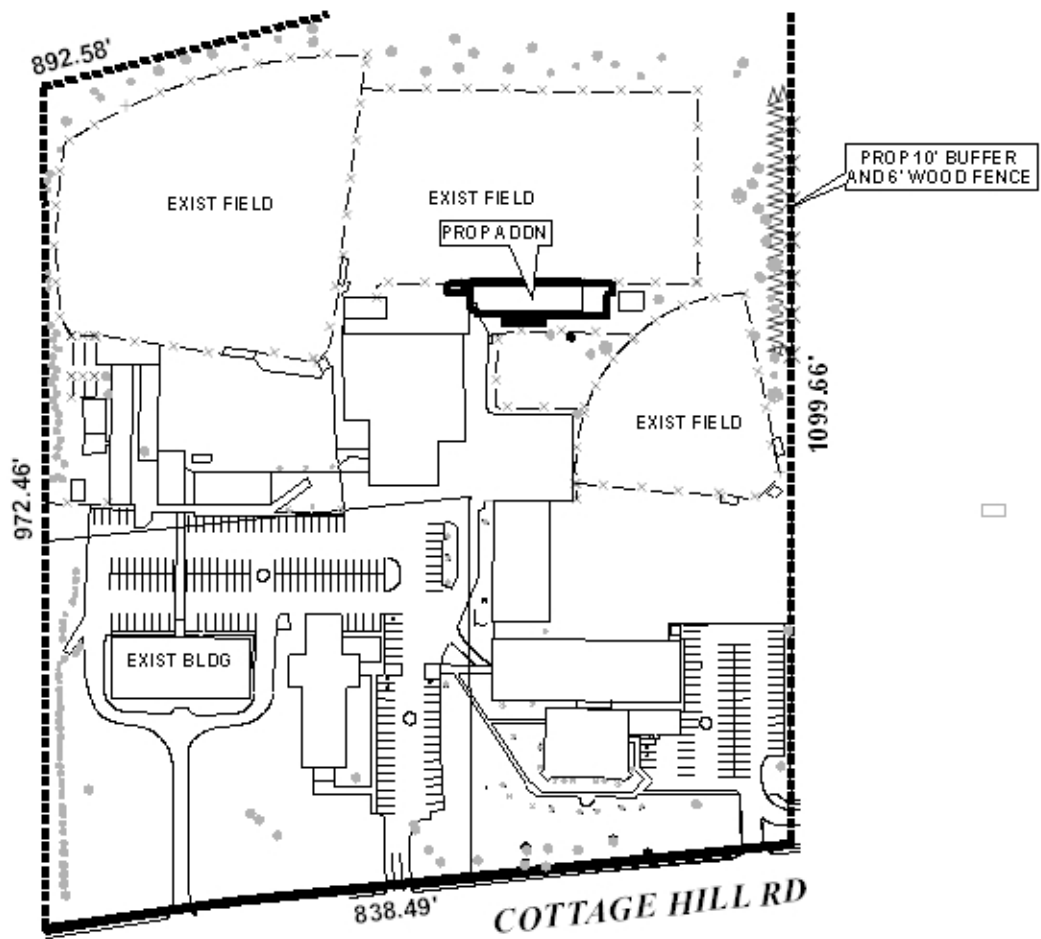
APPLICATION NUMBER 27 & 28 & 29 DATE July 10, 2008

APPLICANT Mobile Christian School

REQUEST Subdivision, Planned Unit Development, Planning Approval

N
NTS

SITE PLAN



The site plan illustrates the existing buildings and parking along with the proposed additions

APPLICATION NUMBER 27 & 28 & 29 DATE July 10, 2008
 APPLICANT Mobile Christian School
 REQUEST Subdivision, Planned Unit Development, Planning Approval



NTS