

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: March 20, 2008****NAME**

St. Paul's Episcopal School

LOCATION161 Dogwood Lane
(Campus area bounded by Old Shell Road, Dogwood Lane,
Loyola Lane, Myrtlewood Lane [vacated], South Avenue,
Spring Hill College, and Provident Lane)**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-1, Single-Family Residence District

AREA OF PROPERTY2,700 square feet for specific area/32 acres \pm (estimated
minimum) for total contiguous campus**CONTEMPLATED USE**Planning Approval to allow a covered baseball batting cage
facility at a previously existing school in an R-1, Single
Family Residential District, and Planned Unit Development
Approval to amend a previously approved Master Plan for
an existing school in an R-1, Single Family Residential
District (to allow a covered baseball batting cage facility).**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

ordinances.

Must comply with all storm water and flood control

**TRAFFIC ENGINEERING
COMMENTS**

approved by Traffic Engineering and conform to AASHTO standards.

Driveway number, size, location, and design to be

**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**

No comments.

REMARKS

The applicant is requesting Planning Approval to allow a covered baseball batting cage facility at an existing school in an R-1, Single Family Residential District, and Planned Unit Development Approval to amend a previously approved Master Plan for an existing school in an R-1, Single Family Residential District (to allow a covered baseball batting cage facility). The Zoning Ordinance requires Planning Approval for the location and/or expansion of school facilities in R-1, Single-Family Residence Districts, and Planned Unit Development approval for multi-buildings on a single building site, and/or when multiple building sites and access are to be combined into one overall development.

Since 1999, the master plans have been amended with Planning Commission approval. The current amendment includes the construction of a covered baseball batting cage facility: these improvements were not depicted on previously approved master plans, and an overall amended master plan has been provided with this application.

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.

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 both the Planning Approval and the Planned Unit Development reviews are site plan specific; therefore *any* future changes to the site plan must be submitted for Planning Approval and Planned Unit Development review. Thus any future proposed changes to the campus in terms of buildings, parking, facilities, etc., must be reviewed and approved through the planning process.

The site has received numerous approvals for building additions in the past 12 years; and received master plan approvals (both Planning Approval and PUD) in 1999, 2001, 2003 and 2007. The master plan approvals were granted subject to the following conditions:

- 1) provision of a revised Campus Master Plan with any future application proposing new facilities not depicted on the Master Plan that was approved at the June 15, 2006 meeting of the Planning Commission;
- 2) 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;
- 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; and
- 5) full compliance with all municipal codes and ordinances.

Staff has determined the proposed covered batting cage facility will not impact the traffic circulation for the campus or for the area where the proposed parking ties into the existing facilities. It should also be pointed out that the additional facility may necessitate compliance with the City of Mobile storm water and flood control regulations.

It is anticipated that lighting will be provided on the site for the new facility. Any lighting provided must comply with Section 64-4.A.2. of the Zoning Ordinance, and not shine directly into adjacent residential areas or into traffic.

Compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance should be required for that portion of the site being developed. The applicant should consult with Urban Forestry regarding the tree and landscaping requirements.

RECOMMENDATION

Planning Approval: Based on the preceding, the application is recommended for Approval, subject to the following condition:

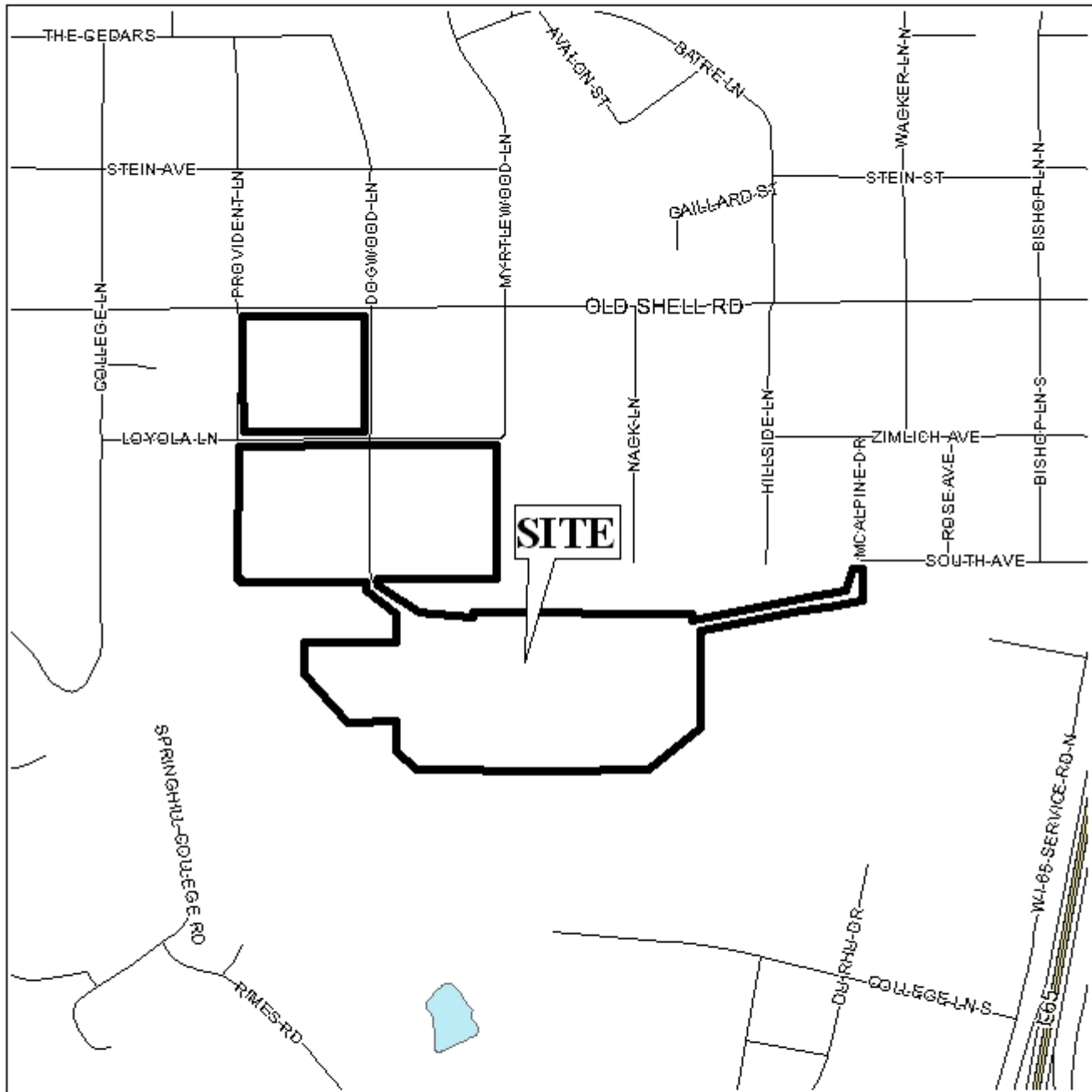
- 1) provision of a revised Campus Master Plan with any future application proposing new facilities not depicted on the Master Plan that was approved at the June 15, 2006 meeting of the Planning Commission;
- 2) submission of individual applications for each project (other than those involved in this 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;
- 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; and
- 5) full compliance with all municipal codes and ordinances.

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

- 1) provision of a revised Campus Master Plan with any future application proposing new facilities not depicted on the Master Plan that was approved at the June 15, 2006 meeting of the Planning Commission;
- 2) 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;
- 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; and
- 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 27 & 28 DATE March 20, 2008

APPLICANT St. Paul's Episcopal School

REQUEST Planned Unit Development, Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential and business land use.

APPLICATION NUMBER 27 & 28 DATE March 20, 2008

APPLICANT St. Paul's Episcopal School

REQUEST 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



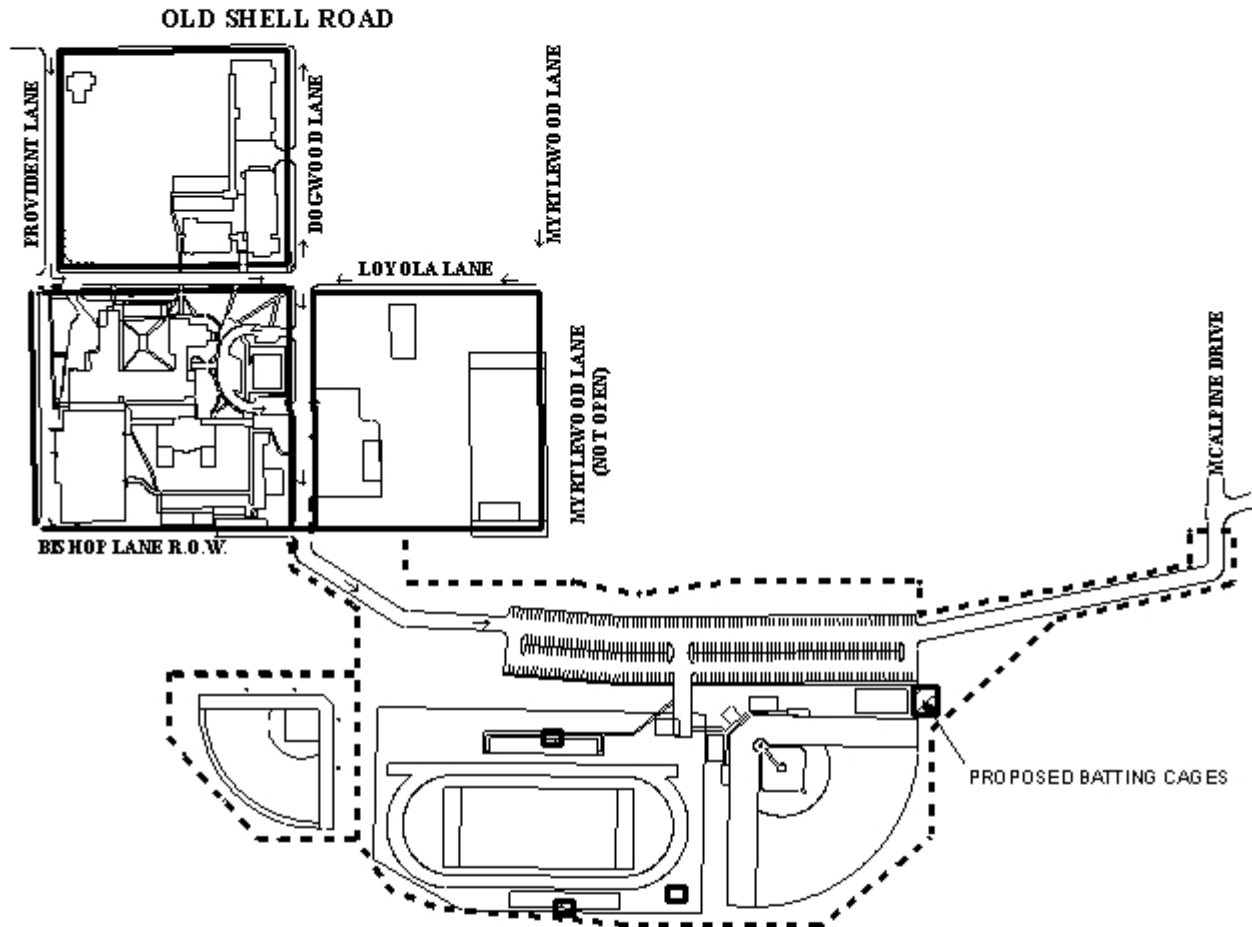
This site is surrounded by residential and business land use.

APPLICATION NUMBER 27 & 28 DATE March 20, 2008
APPLICANT St. Paul's Episcopal School
REQUEST Planned Unit Development, Planning Approval



NTS

SITE PLAN



This site illustrates existing buildings and the proposed batting cages.

APPLICATION NUMBER 27 & 28 DATE March 20, 2008
 APPLICANT St. Paul's Episcopal School
 REQUEST Planned Unit Development, Planning Approval



NTS