

**PLANNED UNIT DEVELOPMENT
& PLANNING APPROVAL REPORT****Date: July 16, 2009****DEVELOPMENT NAME**

Mobile Christian School Subdivision

LOCATION

North side of Cottage Hill Road, 230'± West of Freemont Drive West.

**CITY COUNCIL
DISTRICT**

City Council District 6

PRESENT**ZONING DISTRICT**

R-1, Single-Family Residential

AREA OF PROPERTY

20.3± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a new press box, two dugouts, and allow multiple buildings on a single building site, and Planning Approval to amend a previously approved Planning Approval to allow a new press box and two dugouts at an existing private school in an R-1, Single-Family Residential District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval.

ENGINEERING**COMMENTS**

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. Must provide detention for any impervious area added in excess of 4,000 square feet. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

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**

No comments submitted.

REMARKS

The applicant is seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a new press box, two dugouts, and allow multiple buildings on a single building site, and Planning Approval to amend a previously approved Planning Approval to allow a new press box and two dugouts at an existing private school in an R-1, Single-Family Residential District. The site is located in Council District 6.

The site has received previous approvals for expansion projects, the most recent being in July, 2008, when the school received approval for a one-lot Subdivision (which has been recorded), 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; and Planning Approval to amend a previously approved Planning Approval to allow a 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. Having completed those projects, the school now desires to upgrade the softball field complex.

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. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

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 both Planning Approval and Planned Unit Development review are site plan specific; therefore any future changes (parking, structure expansion, etc.,) must be resubmitted for review, and be approved through the planning process.

All proposed improvements are to be within the area of the existing softball field on the East side of the property to include a re-orientation of the field from facing Northwestwardly to facing Southeastwardly. This portion of the campus is bounded on the East by residences in an R-1, Single-Family Residential district. The project would relocate the press box approximately 280' further away from adjoining residential property to the East, along with the associated dugouts and bleachers. The home dugout would be approximately 145' away from adjoining residential property, and the visitor dugout approximately 230' away from such. The batting cages would

be relocated further to the Northwest just outside the relocated outfield fence. These changes should afford greater privacy to adjoining residents as all facilities would be located further away from their properties. The existing press box, dugouts, bleachers and batting cages would all be removed.

Bleacher sizes are indicated to be the same as existing and there would be no required increase to the existing parking. As there is to be no increase in required parking and no changes are proposed to existing parking lots or internal traffic flow, no Traffic Impact Study would be required.

Several Oak trees are proposed to be removed in the areas of the proposed dugouts, bleachers and press box, and the proposed outfield fence line. The site has ample trees on site to absorb this loss; however, as the relocated outfield fence would be located 15' from the property line at its closest point and increasing from there, ample room is provided for a 10' vegetative buffer strip along the East side of the complex, extending from the new home fence line to the existing fence line along the North side of the existing parking lot in the Southeast corner of the overall site.

The existing softball field is not lighted, and no lighting is proposed for the new facility as it is intended for day-time use only. Therefore; no restrictions on lights shining into adjacent residential properties would be a factor. In the future, if lighting is proposed, new Planned Unit Development and Planning Approval applications would be required to amend these, if approved..

RECOMMENDATION

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 that 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) the provision of a 10' vegetative buffer along the East side of the complex, extending from the new home fence line to the existing fence line along the North side of the existing parking lot in the Southeast corner of the overall site;
- 4) the placement of a note on the Site Plan stating that any more development to the campus would require a Traffic Impact Study; and
- 5) full compliance with all municipal codes and ordinances.

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 that 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) the provision of a 10' vegetative buffer along the East side of the complex, extending from the new home fence line to the existing fence line along the North side of the existing parking lot in the Southeast corner of the overall site;
- 4) the placement of a note on the Site Plan stating that any more development to the campus would require a Traffic Impact Study; and
- 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 29 & 30 DATE July 16, 2009

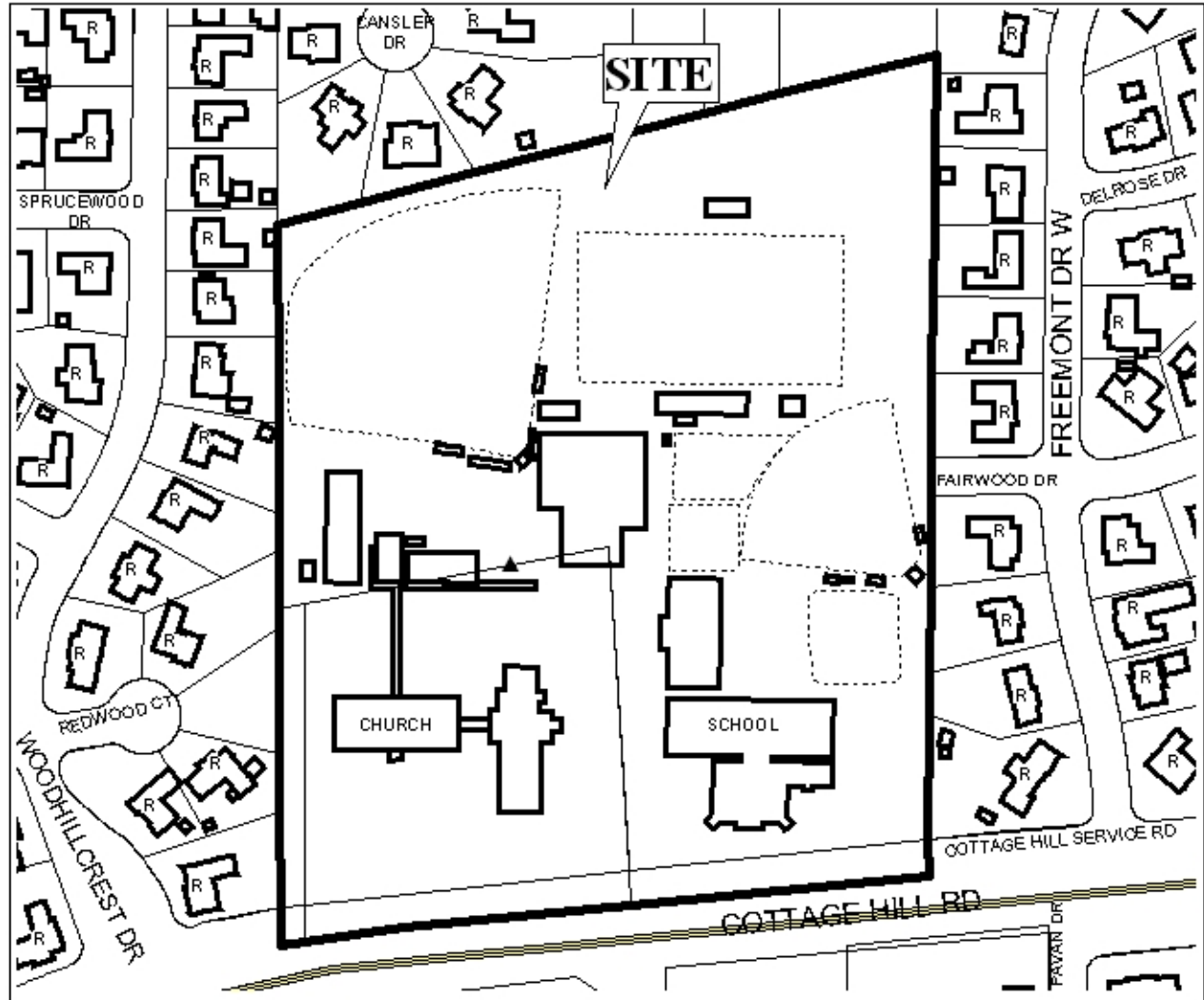
APPLICANT Mobile Christian School

REQUEST Planned Unit Development, Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units

APPLICATION NUMBER 29 & 30 DATE July 16, 2009

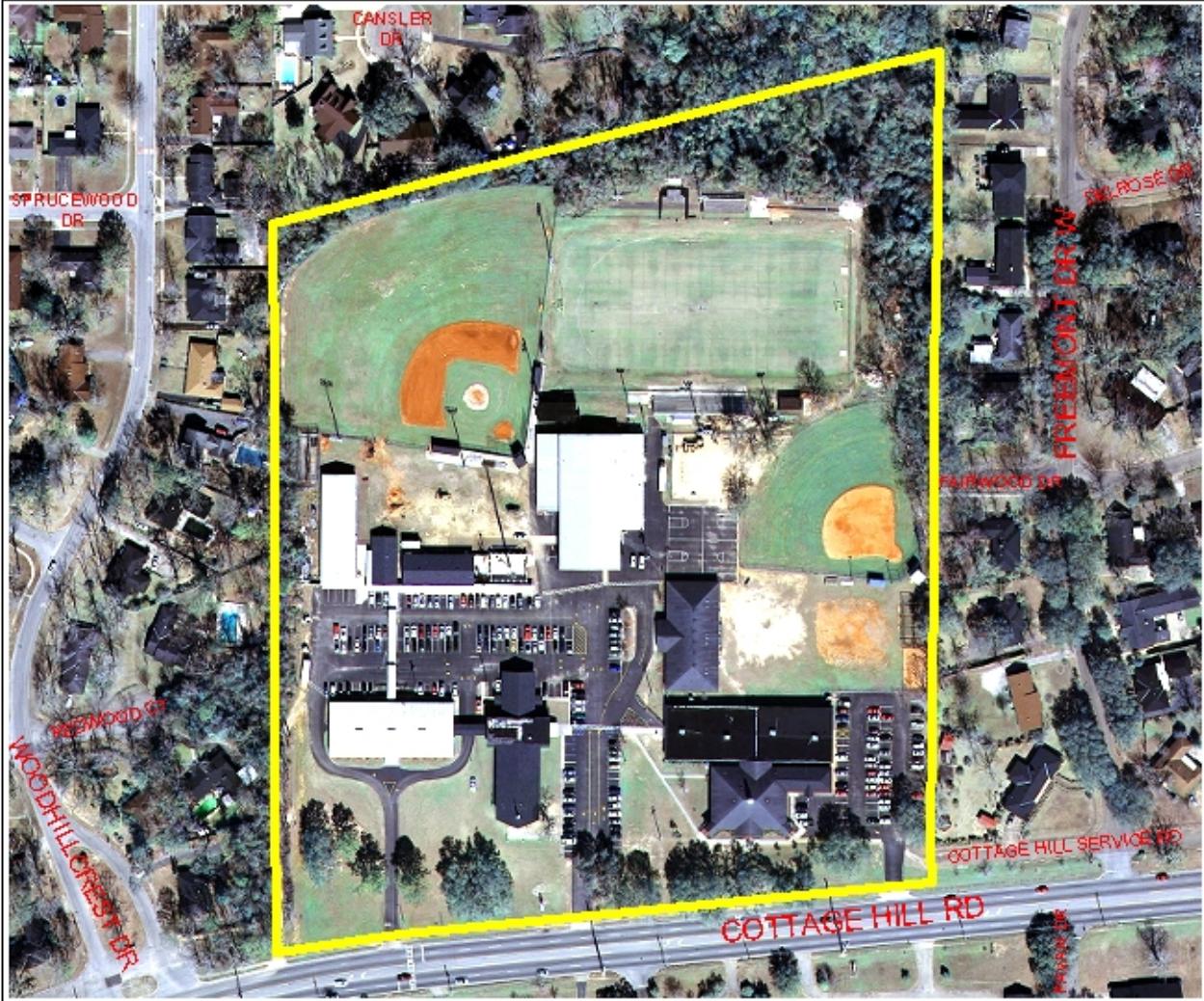
APPLICANT Mobile Christian School

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



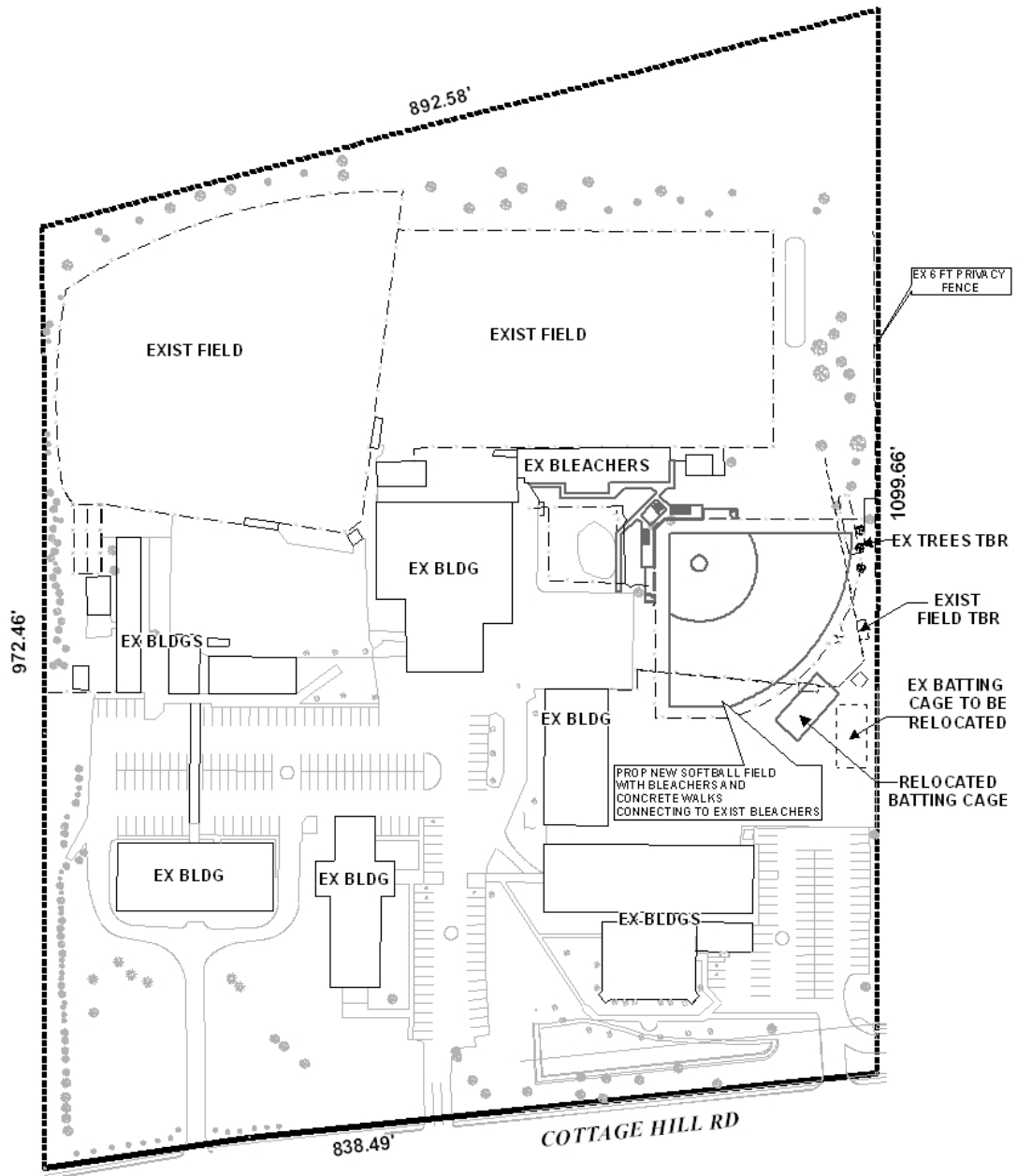
The site is surrounded by single-family residential units

APPLICATION NUMBER 29 & 30 DATE July 16, 2009
APPLICANT Mobile Christian School
REQUEST Planned Unit Development, Planning Approval



NTS

SITE PLAN



The site plan illustrates the existing facilities and proposed softball field

APPLICATION NUMBER 29 & 30 DATE July 16, 2009

APPLICANT Mobile Christian School

REQUEST Planned Unit Development, Planning Approval

