

**PLANNING APPROVAL,
PLANNED UNIT DEVELOPMENT STAFF REPORT Date: December 16, 2004**

APPLICANT

UMS-Wright School

DEVELOPMENT NAME

UMS-Wright School

LOCATION

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

**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

46.3± Acres

CONTEMPLATED USE

Expanded parking and traffic access changes at an existing school in an R-1, Single-Family Residential district.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, sizes, 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 (City Code Chapters 57 and 64 and State Act 61-929).

REMARKS

The applicant is proposing the expansion of parking facilities and modified access and circulation for an existing school in an R-1, Single-Family Residential District. Previous approvals limited the site to the existing approved curb cuts and allowed for administrative PUD approval of projects shown on the Master Plan. The project now before the Commission, which was not shown on any of the previously approved Master Plans, also proposes the relocation of one curb cut to Mobile Street and the elimination of another.

Because the proposed project was not shown on the previously approved Master Plan and it does not adhere to specific conditions on the previous approval, new applications were required to amend the previously approved Master Plan.

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.

The plan indicates that there are to be no new classrooms and that enrollment is not being increased; the additional parking is being added for the visitor and senior parking facilities only.

The reconfiguration of the parking facilities and reduction of curb cuts to Mobile Street, a planned major street, should improve access as well as provide more appropriate access management.

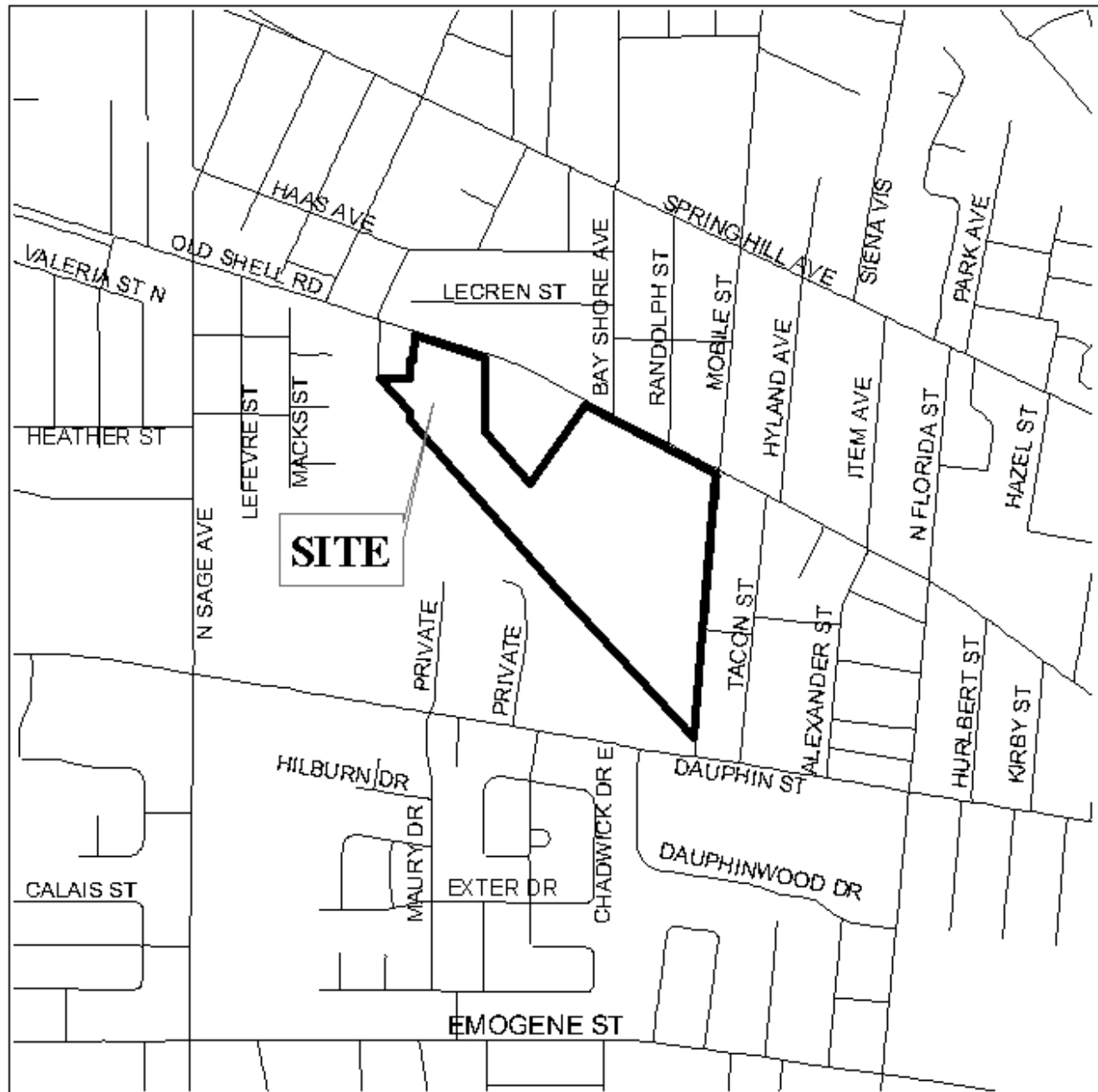
Previous approvals also required the completion of the sidewalk along Mobile Street and the provision and landscaping and tree plantings with each project. The sidewalk has been installed along the entire Mobile Street frontage in compliance with the previous approvals; however, The plan submitted does provide information regarding compliance with landscaping and tree planting requirements for the project areas.

RECOMMENDATION

Planning Approval: based on the preceding, it is recommended that this application be approved subject to the following conditions; 1) location and design of the relocated curb cut to be approved by the Traffic Engineering Department; 2) the two “abandoned” curb cuts to be removed, with new curbing and landscaping to be installed per City of Mobile standards; 3) completion of sidewalks along Mobile Street prior to use of the new parking facilities; 4) provision of landscaping and tree plantings in compliance with the ratios set forth in Section IV.E.3.a of the Zoning Ordinance for the project areas; and 5) full compliance with all municipal codes and ordinances.

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions; 1) location and design of the relocated curb cut to be approved by the Traffic Engineering Department; 2) the two “abandoned” curb cuts to be removed, with new curbing and landscaping to be installed per City of Mobile standards; 3) completion of sidewalks along Mobile Street prior to use of the new parking facilities; 4) provision of landscaping and tree plantings in compliance with the ratios set forth in Section IV.E.3.a of the Zoning Ordinance for the project areas; and 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE December 16, 2004

APPLICANT UMS-Wright School

REQUEST Planning Approval, Planned Unit Development

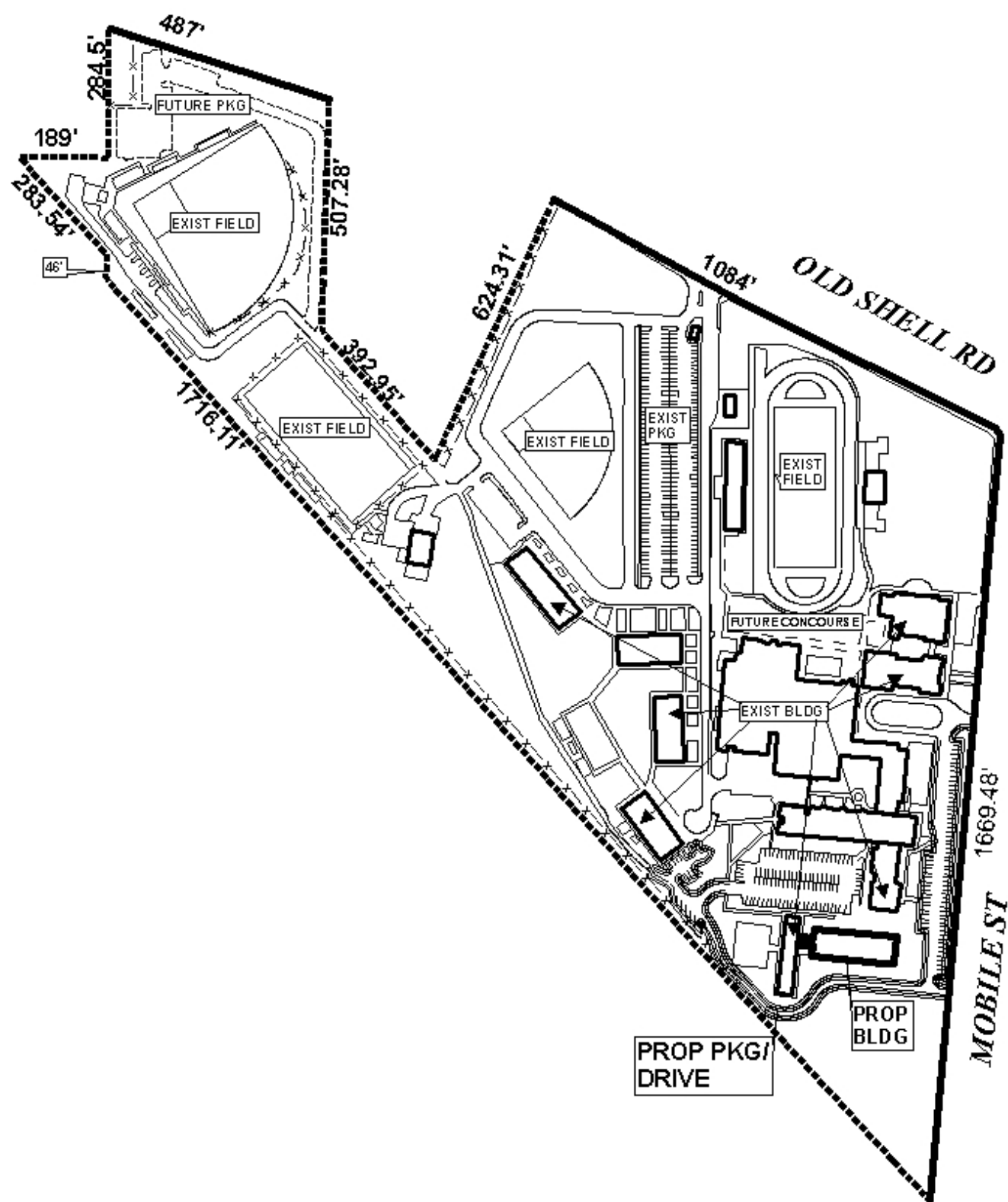


NTS

The site is surrounded by various commercial and residential uses.

NTS

SITE PLAN



The site is located on the southwest corner of Mobile Street and Old Shell Road extending South and West to the Illinois Central Gulf Railroad right-of-way and the South terminus of Martin Street. The plan illustrates the existing structures, parking areas along with the proposed buildings, drives, parking areas, and concourse

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LEGEND

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



NTS