

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: May 15, 2008****NAME**

Weinacker's Montessori School, Inc.

LOCATION227 Hillcrest Road
(East side of Hillcrest Road, 625' ± South of Cedar Bend Court)**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

R-1, Single-Family Residence District

AREA OF PROPERTY

1 Lot / 1.6 ± Acres

CONTEMPLATED USE

Planning Approval to amend a previously approved Planning Approval to allow a school in an R-1, Single-Family Residential District, and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

Show minimum finished floor elevation. Label flood zone/floodway. Check the need for 100-year detention with 10-year release with the City Engineer. 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. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.

TRAFFIC ENGINEERING

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. Mark one-way aisles

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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is requesting Planning Approval to amend a previously approved Planning Approval to allow a school in an R-1, Single-Family Residential District, and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site. Planning Approval is required for schools in R-1 districts.

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 applicant, Weinacker's Montessori School, proposes to expand their facilities through the addition of a 3,000 to 4,000 square foot \pm structure. The site currently has four structures with a combined area of 3,520 square feet \pm . The Planning Approval and Planned Unit Development applications are intended to amend applications previously approved by the Planning Commission at its August 16, 2007 meeting. The applicant is changing the approved site plans by modifying the proposed parking area to improve circulation, and relocating an existing building.

The site currently has 3 classrooms with a total of 2 teachers per classroom, for a total of 6 teachers. Grade levels served are from Kindergarten through 1st grade, and current enrollment is approximately 85 students. Normal school hours are from 8:30 AM to 2:30 PM, however, they do provide before and after school programs as well as summer programs. It appears that parking currently occurs in gravel or grassed areas.

The proposed site plan depicts a new 3000 to 4000 square foot building, a widened access drive from Hillcrest Road, and 29 parking spaces. The applicant proposes to add 2 to 3 new classrooms within the new building, extend the grades served from Kindergarten through 3rd grade, and increase enrollment to approximately 125 students.

The Zoning Ordinance requires 1 ½ parking spaces per teaching station, and it appears that the applicant will provide two teachers per classroom with the expansion. With a total of 6 classrooms, 12 teachers can be anticipated, thus a minimum of 18 parking spaces would be required. Additionally, parking areas with more than 10 spaces must be illuminated if the parking area is used at night, in compliance with Section 64-6.A.3.c. of the Zoning Ordinance.

It appears that the plans depict general compliance with the overall minimum requirements of the Zoning Ordinance. It should be pointed out that a dumpster will be placed at the rear of the proposed parking area, and that detention will be accommodated in the parking area or underneath the parking area. The parking areas should be paved, and the parking and circulation areas should be curbed to prevent vehicles from driving into landscape areas: where handicap parking is provided, bumper stops should be used to keep vehicles from entering sidewalks that are flush with parking areas.

Also, specifically regarding the one-way circulation of the rear parking area, the one-way directions should be marked with arrows, and a sign should be posted stating “do not enter” on the exit drive from the parking area. Furthermore, the curved portions of the one-way circulation drive may need to be wider to accommodate the truck that will service the proposed dumpster: a width of 15-feet should be provided, and the radius of the curves should be indicated on the site plan.

Regarding the use of the site, a note should be placed on the site plans stating that Weinacker’s Montessori School is limited to a maximum of 12 teachers, 125 students, and grades K-3, and that any increase will require a new application for Planning Approval. Any changes to the site plan will additionally require new applications for Planning Approval and Planned Unit Development approval.

The site plans should be revised to depict a fence or protection buffer strip along the North, East and South perimeters of the site, in accordance with Section 64-4.D.1. of the Zoning Ordinance.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

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

- 1) Compliance with revised Engineering comments (*Show minimum finished floor elevation. Label flood zone/floodway. Check the need for 100-year detention with 10-year release with the City Engineer. 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. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.*)
- 2) Revision of the site plan to depict curbing and/or bumper stops for all parking and circulation areas in order to protect adjacent landscape and sidewalk areas;
- 3) Revision of the site plan to depict a minimum width of 15-feet for the one-way circulation drives, the marking of the drives with arrows and “do not enter” signage to ensure correct circulation, and the marking of the radius for the curved portion of the one-way drives;
- 4) Placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 5) Revision of the site plan to clearly depict a fence or protection buffer strip along the North, East and South perimeters of the site, in accordance with Section 64-4.D.1. of the Zoning Ordinance;
- 6) Placement of a note on the site plan stating that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance, if the parking area is used at night;
- 7) Placement of a note on the site plan stating that the site is limited to the existing curb-cut onto Hillcrest Road, and denied access to the unopened public right-of-way on the Eastern boundary of the lot, with the size, design and location of the curb-cut to be approved by Traffic Engineering and in compliance with AASHTO standards;
- 8) Placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 9) Provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat;
- 10) Completion of the Subdivision process; and
- 11) Full compliance with all municipal codes and ordinances.

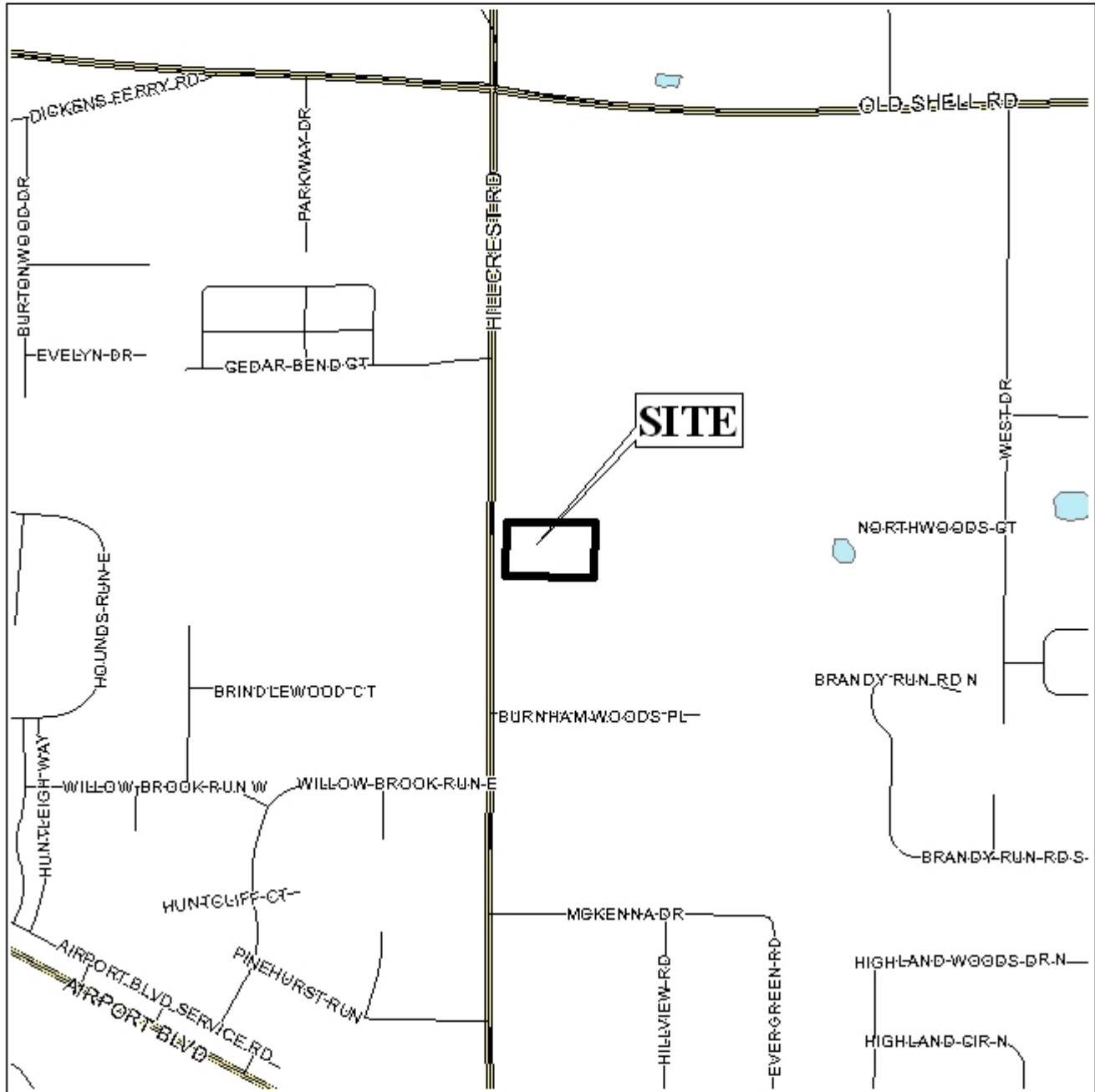
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- 2) Placement of a note on the site plan stating that changes to the scope of operations for Weinacker's Montessori School will require a new application for Planning Approval;
- 3) Revision of the site plan to depict curbing and/or bumper stops for all parking and circulation areas in order to protect adjacent landscape and sidewalk areas;
- 4) Revision of the site plan to depict a minimum width of 15-feet for the one-way circulation drives, the marking of the drives with arrows and "do not enter" signage to ensure correct circulation, and the marking of the radius for the curved portion of the one-way drives;
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LOCATOR MAP



APPLICATION NUMBER 31 & 32 DATE May 15, 2008

APPLICANT Weinacker's Montessori School, Inc.

REQUEST Planned Unit Development, Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential land use
with an existing auto repair to the north.

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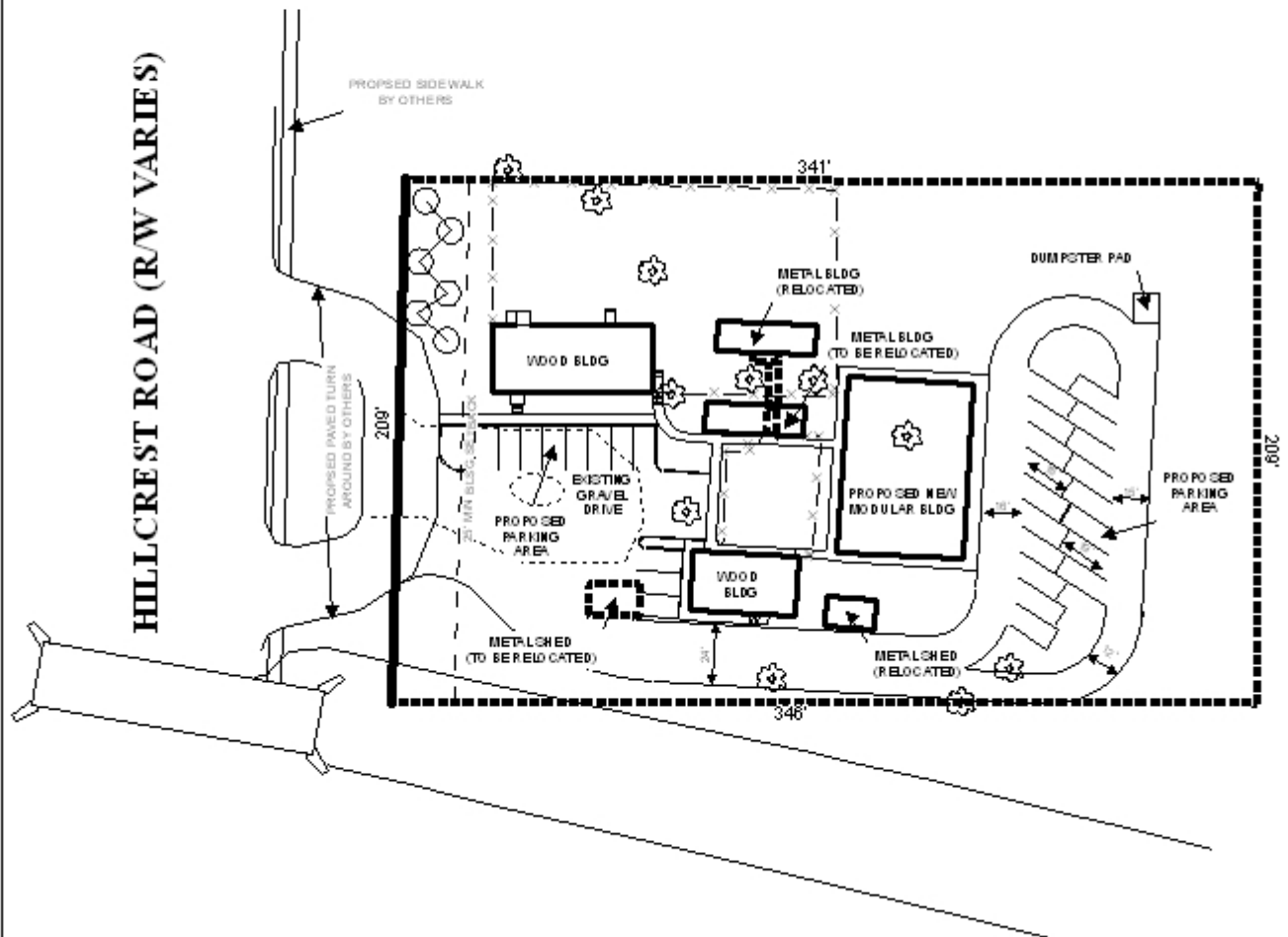
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LEGEND

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
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 NTS

SITE PLAN



This site plan illustrates existing and proposed structures with designated parking.

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NTS