

**PLANNING APPROVAL &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: February 21, 2008

<u>NAME</u>	Archbishop of Mobile, McGill-Toolen High School
<u>DEVELOPMENT NAME</u>	Archbishop of Mobile, McGill-Toolen High School
<u>LOCATION</u>	3610 Michael Boulevard (Northeast corner of Michael Boulevard and Marion Beckham Drive)
<u>CITY COUNCIL DISTRICT</u>	District 5
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	1 lot / 20.4± Acres
<u>CONTEMPLATED USE</u>	Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing private school athletic complex in an R-1, Single-Family Residential District to include additional stadium seating, a field house, concession stand and additional parking, Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the expansion of an existing stadium complex with multiple buildings on a single building site.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate

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. A Traffic Impact Study will be required for this development.

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**

Fire hydrants shall comply with Section 508.5.1 of the 2003 IFC. FDC shall be within 100 feet of fire hydrant. Sprinkler systems shall be electronically monitored per Section 903.4 thru 903.4.3. Need to check occupancy classification for bleachers (A-5).

REMARKS

The applicant is requesting Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing private school athletic complex in an R-1, Single-Family Residential District to include additional stadium seating, a field house, concession stand and additional parking, Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the expansion of an existing stadium complex with multiple buildings on a single building site.

The applicant proposes to construct a 3386 seat multi-purpose stadium on the site of the existing football practice field. The diocese proposes to improve the existing practice field with the addition of stadium seating, a field house, concession building and additional parking.

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.

It should be noted that PUD and Planning Approval are site plan specific, thus any changes to the site plan must be approved by the Planning Commission. Amending the original Planned Unit Development and Planning Approval are required when changes to the approved PUD and Planning Approval are proposed. The only change proposed to the previously approved PUD and Planning Approval is the increase in the visitors' field house and restroom building. The increase from 600 square feet on the previously approved plan to the proposed 3,000 square feet building.

The site plan depicts the existing and new paved parking area layout that will change with the proposed construction of the complex. The existing parking layout allows traffic to circulate

across the site, to and from Marion Beckham Drive, which maximizes parking on site. However, with the substantial addition to the complex, and the increased parking to provide the required number of spaces for the stadium, the curb-cut to Michael Boulevard would increase traffic flow to and from the site.

The overall site plan illustrates on-site parking space availability of 896 spaces, which exceeds the spaces required by the Zoning Ordinance for a 3,386 seat stadium is (based on one space per four seats - 847 spaces). However, the inclusion of the parking areas of Matthews Park and the YMCA increases the available parking spaces by 335.

The site plan also shows the provision landscaping, trees and buffering (25-foot undisturbed) where the site abuts residential uses.

The site plan shows sidewalks within the site; however, sidewalks are not illustrated along Marion Beckham Drive and Michael Boulevard. Therefore, the development should also be required sidewalks along both road frontages to provide pedestrian access to all of the proposed parking areas of the Planned Unit Development (PUD).

Section 64-6. of the Zoning Ordinance requires that lighting be provided for off-street parking facilities containing more than ten spaces, if the parking facilities will be used after dark. If lighting of the building or parking area is proposed, the lighting must fully comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance; specifically, lighting for the site should be designed and placed so that it does not shine onto residential properties (use of “full cut-off” fixtures).

Finally, there is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. If the applicant utilizes a dumpster, the location of the storage area for the dumpster must be indicated on the site plan, and the location and required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

It is anticipated with the required buffering; the proposed addition to the complex will be an asset to the vicinity and will have no adverse impact to immediate neighbors.

RECOMMENDATION

Planning Approval: The request is recommended for Approval, subject to the following conditions:

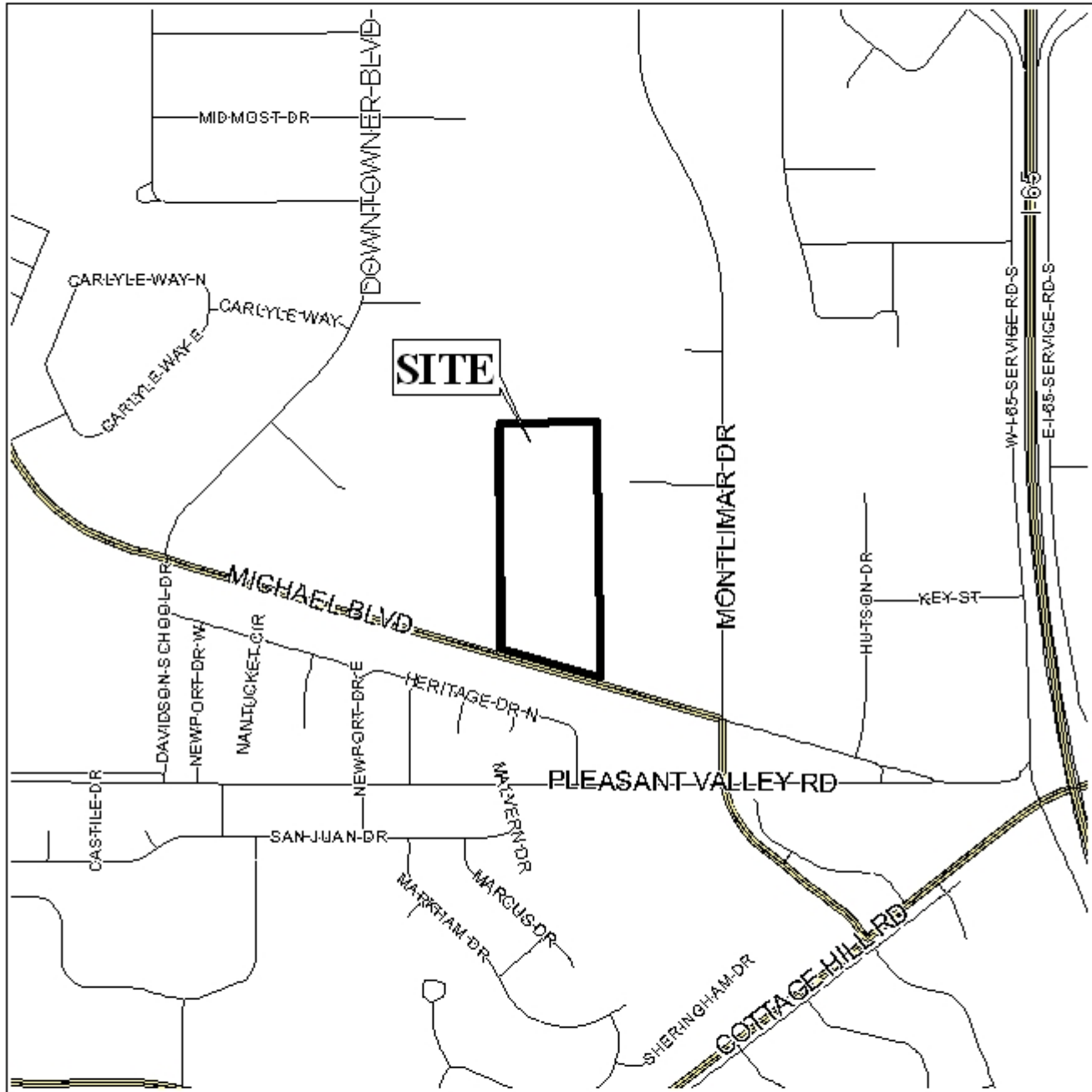
- 1) the construction be limited to the submitted and approved site plan;
- 2) the provision landscaping, trees and buffering (25-foot undisturbed) where the site abuts residential uses;
- 3) revision of the site plan to depict sidewalks all road frontages;
- 4) revision of the site plan to depict any dumpster storage facility, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 5) placement of a note on the site plan stating that on-site lighting must fully comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;

- 6) provision of a revised Planning Approval site plan to the Planning Section of Urban Development prior to the signing of the final subdivision plat;
- 7) a letter from the owner's of Matthews Park and the YMCA allowing for overflow parking on their sites;
- 8) completion of the Subdivision process;
- 9) full compliance with all other municipal codes and ordinances; and
- 10) the submission and approval of a Traffic Impact Study as required by Traffic Engineering.

Planned Unit Development: The request is recommended for Approval, subject to the following conditions:

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LOCATOR MAP



APPLICATION NUMBER 36 & 37 DATE February 21, 2008

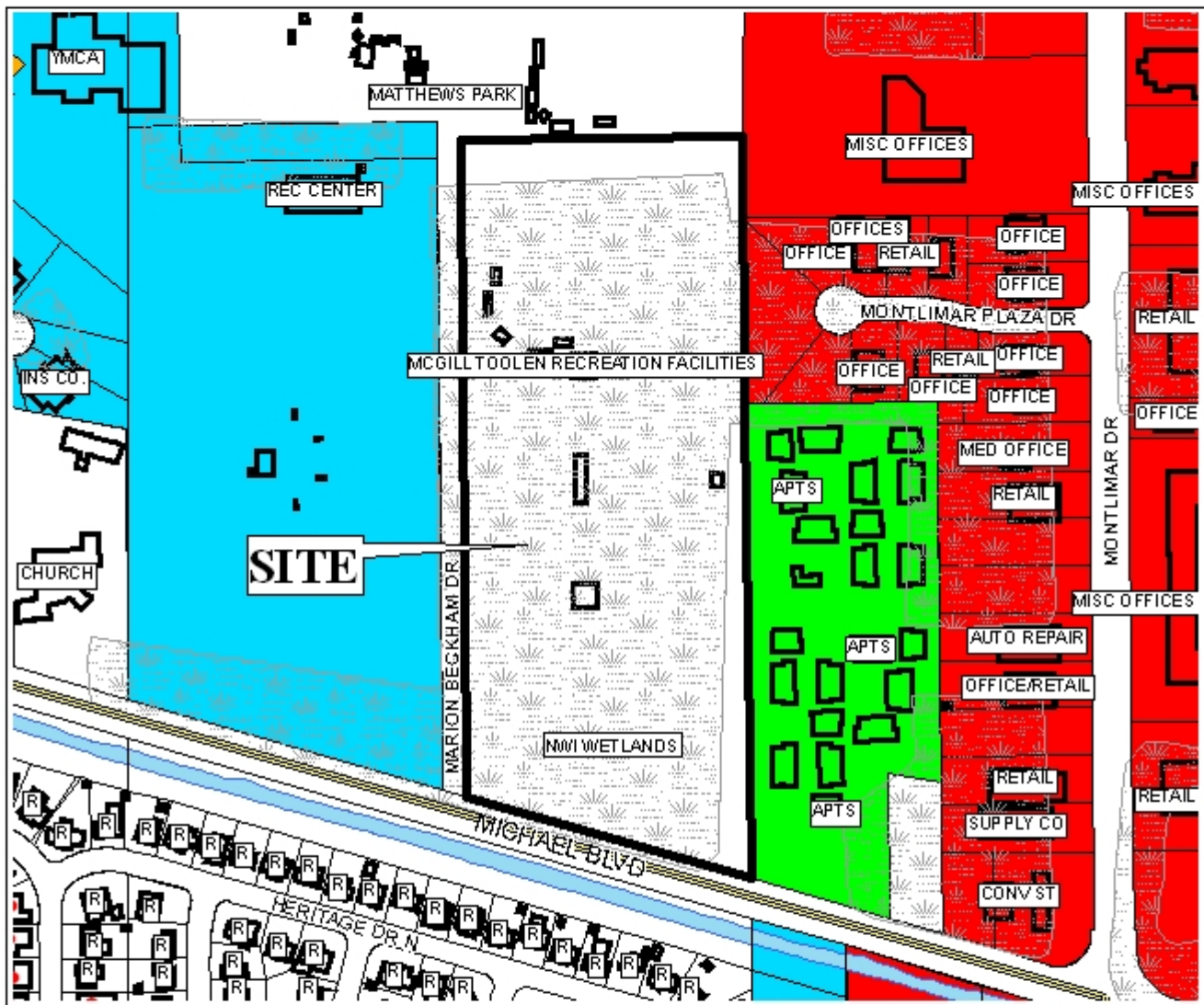
APPLICANT Archdiocese of Mobile, McGill-Toolen High School, Rev. Bry Shields

REQUEST Planned Unit Development, Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential and business landuse.

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LEGEND NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



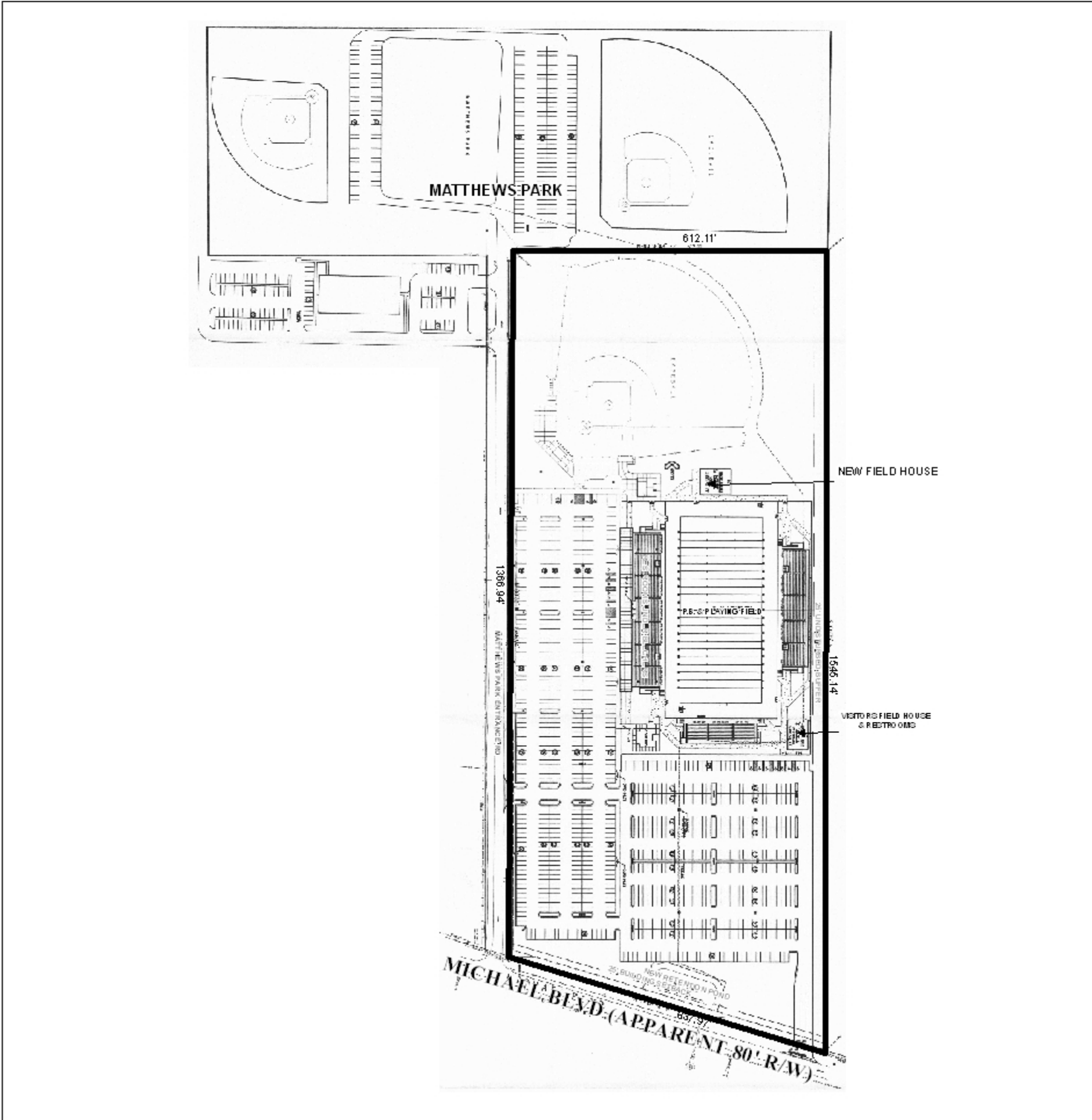
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SITE PLAN



This site plan illustrates the existing and proposed structures with additional parking.

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