

**PLANNED UNIT DEVELOPMENT AND
PLANNING APPROVAL STAFF REPORT****Date: February 7, 2013****APPLICANT NAME**

St. Pauls Episcopal School Subdivision

DEVELOPMENT NAME

St. Pauls Episcopal School Subdivision

LOCATION

161 Dogwood Lane
(Area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane, [vacated], South Avenue, Spring Hill College, and Provident Lane)

**CITY COUNCIL
DISTRICT**

Council District 7

PRESENT ZONING

R-1, Single-Family Residential

CONTEMPLATED USE

Planned Unit Development to amend a previously approved Master Plan for an existing private school in an R-1, Single Family Residential District, to allow the construction of a new ticket booth, press box, and sponsor billboards at an existing athletic complex and **Planning Approval** to amend a previously approved Planning Approval to allow the expansion of an existing church school to include new ticket booth, press box, and sponsor billboards in an R-1, Single-Family Residential District

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).

**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**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is requesting Planned Unit Development to amend a previously approved Master Plan for an existing private school in an R-1, Single Family Residential District, to allow the construction of a new ticket booth, press box, and sponsor billboards at an existing athletic complex and Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church school to include new ticket booth, press box, and sponsor billboards in an R-1, Single-Family Residential District.

As stated in Section 64-5. of the Zoning Ordinance, 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 any changes to the site plan must be approved by the Planning Commission.

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.

The applicant states and illustrates on the site plan several improvements to the St. Paul campus to include the proposed construction of a ticket booth, gate and entrance in approximately the same location as the existing ticket booth and gate, the brick columns and wrought iron will extend from the softball field at the west end of the campus to the baseball field house at the east end of the campus. The existing 4-feet x 8-feet ticket booth will be removed and a new 8-feet x 12-feet ticket booth will be constructed. The new gate constructed of brick columns and wrought iron fencing will replaced the existing chain link gate and fence. The applicant also proposes to remove the existing 8-feet x 18-feet pre-fabricated press box and replace it with a new 10-feet x 64-feet press box. Also included in the proposed project are sponsor billboards, are walls of approximately 7-feet high x 20-feet wide to display the names of sponsors of the various sporting teams and to advertise the various school related activities, tournament brackets and results of the events.

Staff has determined that the proposed improvements would not affect parking or traffic circulation, due to the nature of the development.

It should be noted that tree and landscaping plans were not required due to the nature of the improvements, it would seem logical to allow the improvements to proceed without requiring any tree or landscaping additions to an already compliant campus.

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.

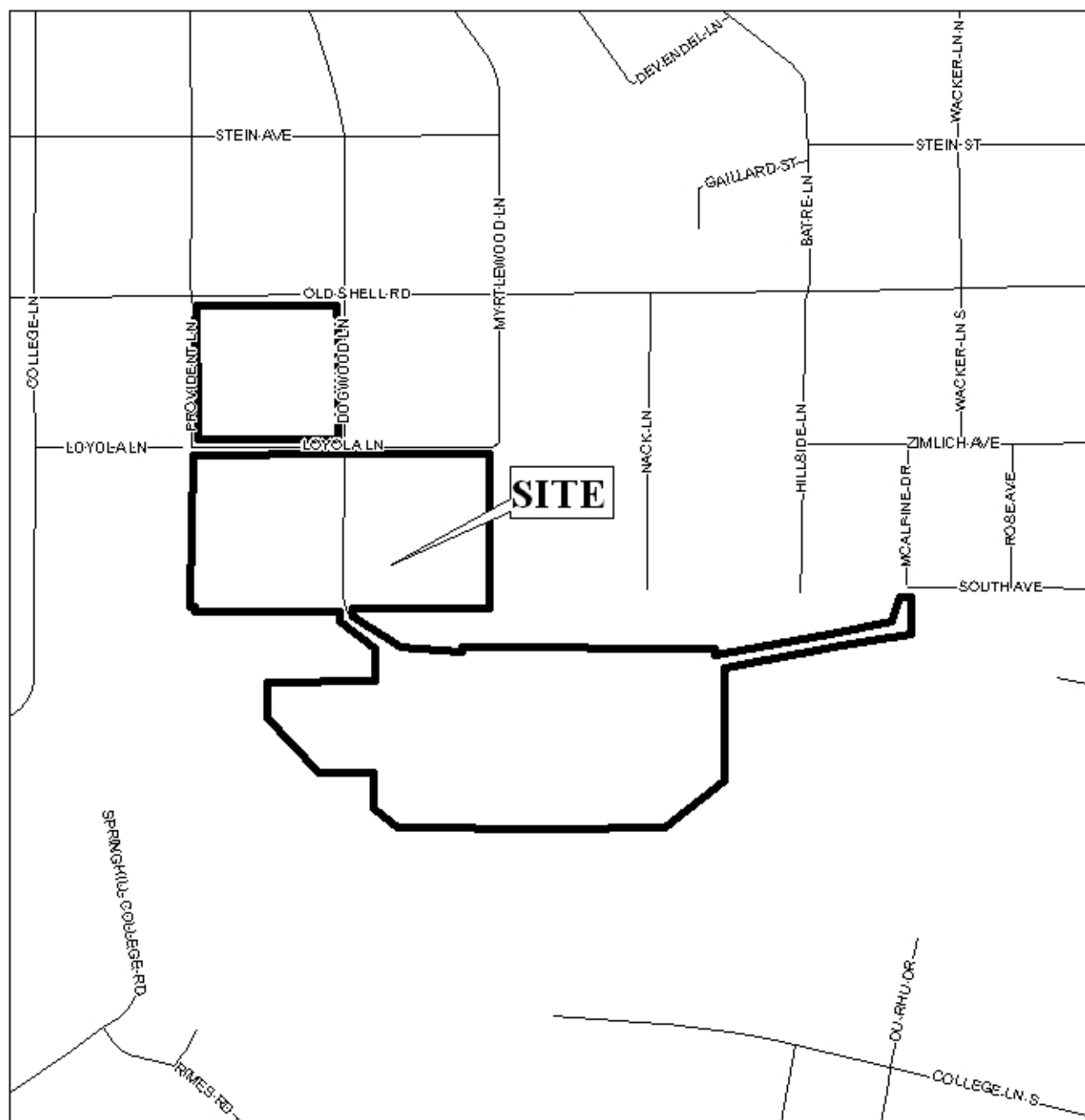
RECOMMENDATION **Planned Unit Development** Based on the preceding, the application is recommended for Approval, subject to the following conditions:

- 1) compliance with Engineering Comments: *(Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).);*
- 2) compliance with Traffic Engineering Comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 3) compliance with Fire Department Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 4) approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- 5) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval; and
- 6) full compliance with all municipal codes and ordinances.

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LOCATOR MAP



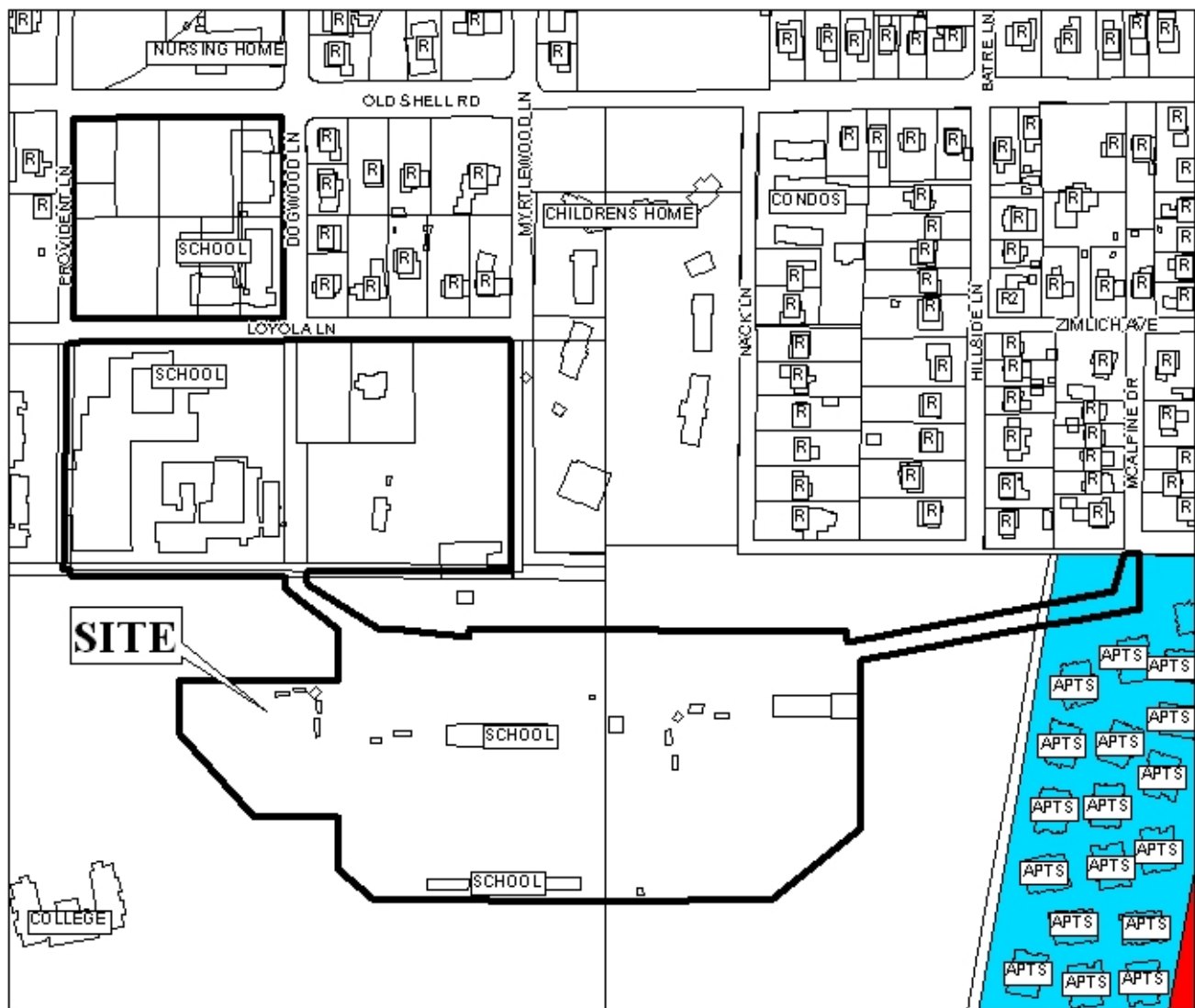
APPLICATION NUMBER 51 & 52 DATE February 7, 2013

APPLICANT St Paul's Episcopal School Subdivision

REQUEST Planning Approval, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A childrens home is located to the east of the site.
A college is located to the south and west of the site.

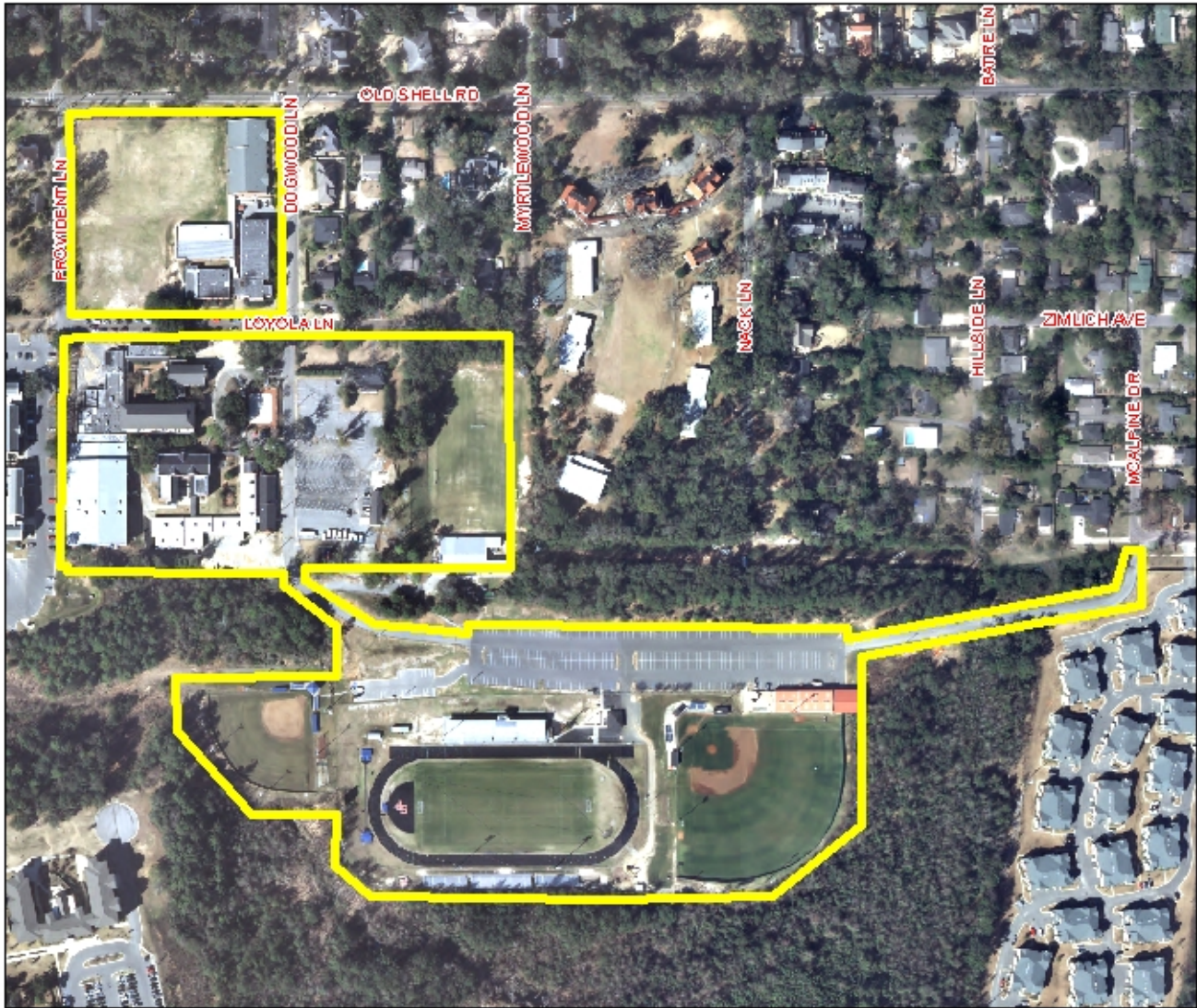
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LEGEND

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

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



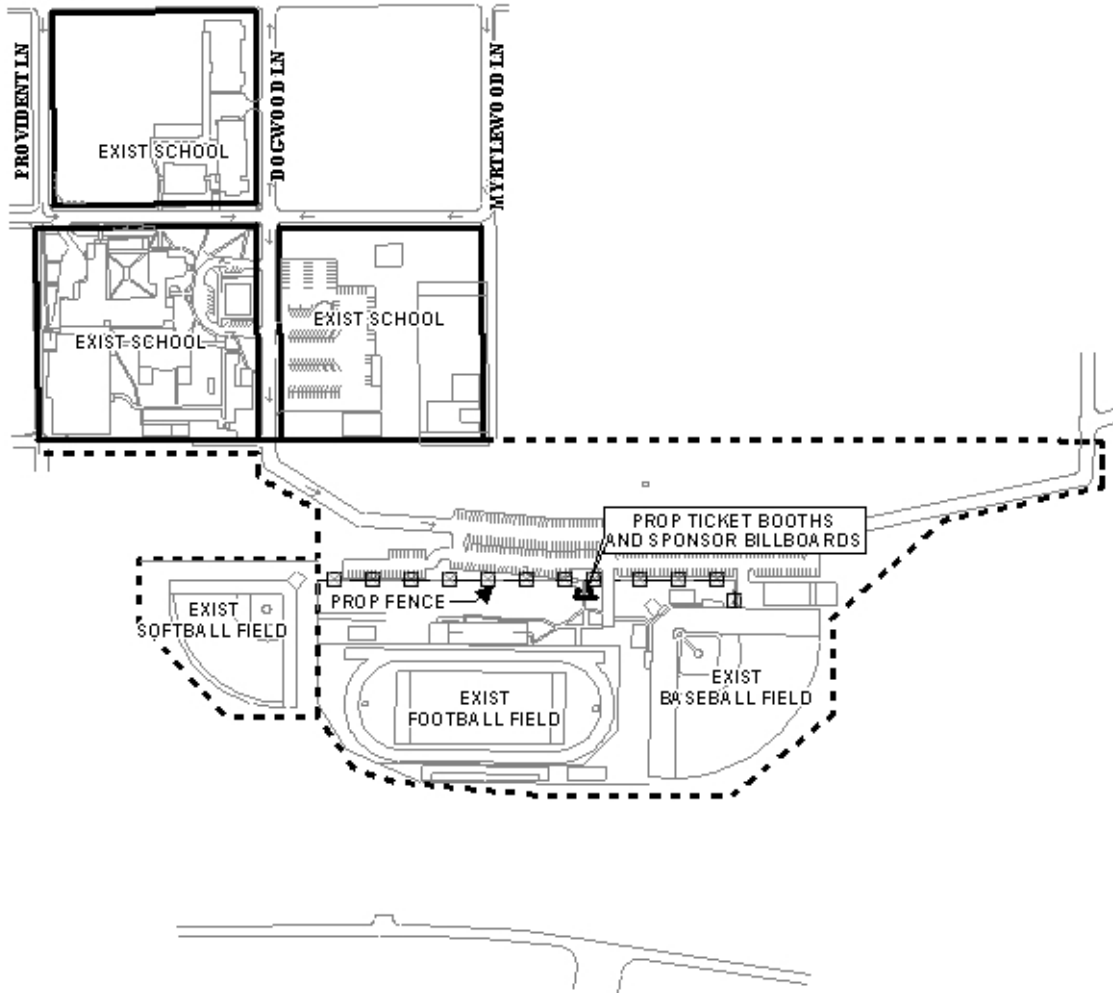
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SITE PLAN

OLD SHELL RD



The site plan illustrates the proposed improvements.

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