

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

Date: May 6, 2004

<u>NAME</u>	Spring Hill College
<u>LOCATION</u>	4000 Dauphin Street (North side of Dauphin Street, 1800'± West of Interstate 65)
<u>CITY COUNCIL DISTRICT</u>	District 5 & 7
<u>PRESENT ZONING</u>	R-1, Single-Family Residential & B-1, Buffer-Business
<u>AREA OF PROPERTY</u>	364± Acres
<u>CONTEMPLATED USE</u>	Modified Master Plan approval for dormitories, classrooms, service buildings, parking tennis courts and athletic fields for an existing college
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards
<u>URBAN FORESTRY COMMENTS</u>	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).
<u>REMARKS</u>	The applicant is requesting Planning Approval, which the Zoning Ordinance requires for the location or expansion of a college or university in a B-1, Buffer-Business district. The site is actually split-zoned R-1, Single-Family Residential and B-1, Buffer Business. However, Spring Hill College has operated at this location prior to the adoption of the Zoning Ordinance and thus enjoys a nonconforming status. Moreover, it has been determined that Planning Approval, in conjunction with Planned Unit Development approval, are the most appropriate avenues of consideration for additions and/or changes to the

college campus. Planned Unit Development approval is required because there are multiple buildings on a single building site.

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.

The site plan illustrates the proposed master plan for the development of the campus. Many new buildings (dormitories, a science building, plant services, etc), parking, and athletic courts are proposed; some existing buildings will be demolished. The plan also illustrates proposed traffic circulation with the construction of new roads, as well as the re-routing or closure of existing road (none of the roads to be closed or re-routed are public). A portion of College Lane South is an unopened, public right-of-way. When College Lane South is extended, the portion that falls within the platted right-of-way must be constructed to City street standards.

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 the intent of master plan approval to depict fairly accurate locations of building(s) and road(s) to ensure adequate access, parking, orderly and appropriate development, and to shield adjacent properties from potential adverse impact(s) of the development. However, the construction of individual buildings and athletic fields should obtain Administrative PUD approval prior to permitting. Individual PUD review would ensure adequate access to the proposed building, as well as compliance with the Zoning Ordinance requirements, including but not limited to parking, landscaping and tree planting requirements.

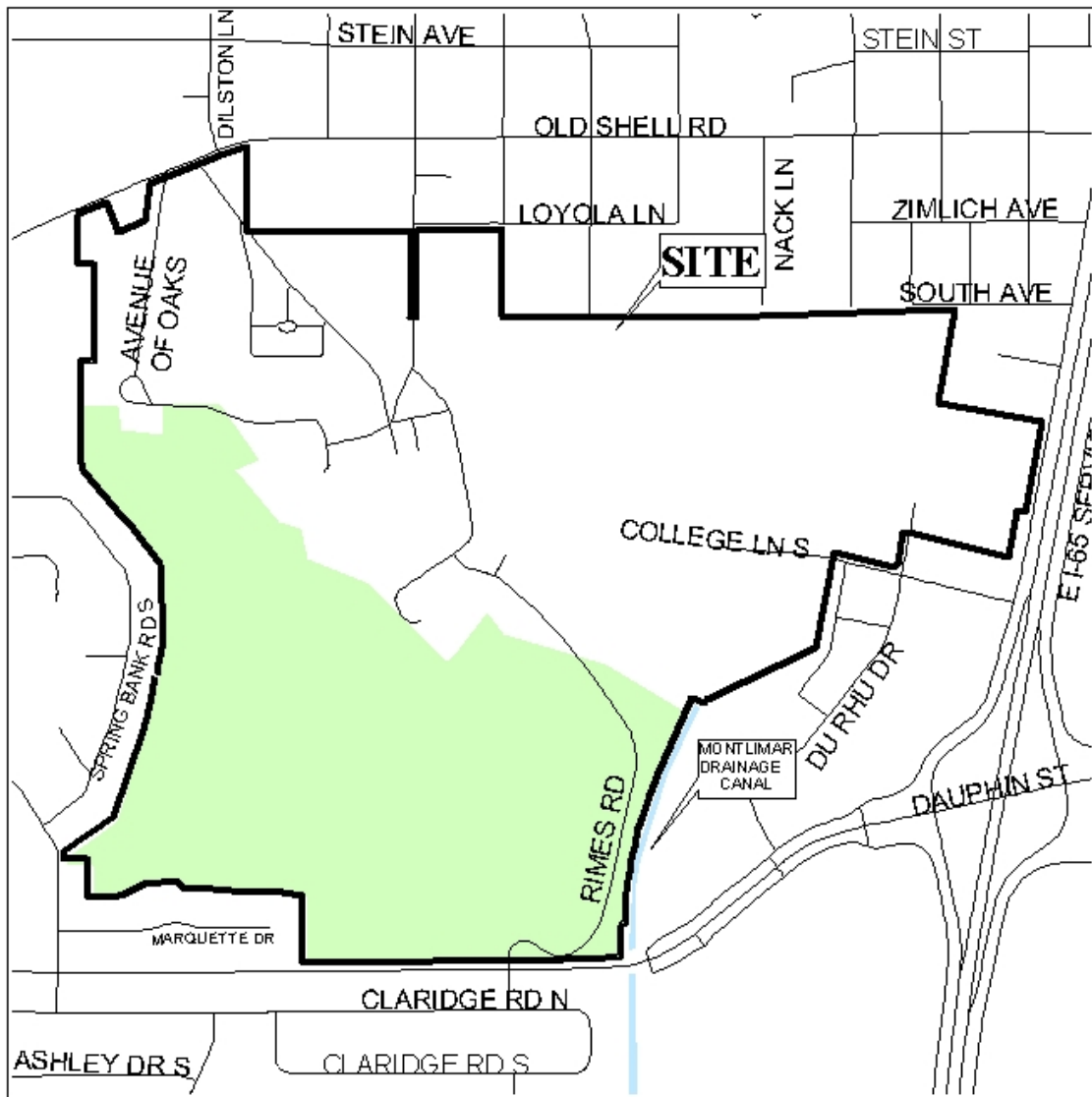
The future dorms (to the West of the property leased to St. Paul's), will be the first phase of development; at this point only one building will be constructed. However, to provide adequate access, the proposed parking to the South and the new access road from College Lane South, must be constructed. Additionally, when it is constructed, the future dormitory to the North, adjacent to St. Paul's school, as well as the future building(s) along the East property line, must provide a buffer in compliance with Section IV.D.1. where the site abuts residential development (including apartments and town homes).

RECOMMENDATION **Planning Approval** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the submission and approval of Administrative PUD's for each phase of development; 2) full compliance with the landscaping and tree planting requirements of the Ordinance for each phase of development; 2) construction of the new access road (from College Lane South) and parking lot for the new

dormitory, any portion of the new street that falls within City right-of-way must be constructed to City standards; 3) provision of a buffer in compliance with Section IV.D.1. where the site abuts residential development (proposed Northernmost dormitory and the proposed buildings along the East property lines); and 4) full compliance with all municipal codes and ordinances.

Planned Unit Development Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the submission and approval of Administrative PUD's for each phase of development; 2) full compliance with the landscaping and tree planting requirements of the Ordinance for each phase of development; 2) construction of the new access road (from College Lane South) and parking lot for the new dormitory, any portion of the new street that falls within City right-of-way must be constructed to City standards; 3) provision of a buffer in compliance with Section IV.D.1. where the site abuts residential development (proposed Northernmost dormitory and the proposed buildings along the East property lines); and 4) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 7 & 8 DATE May 6, 2004

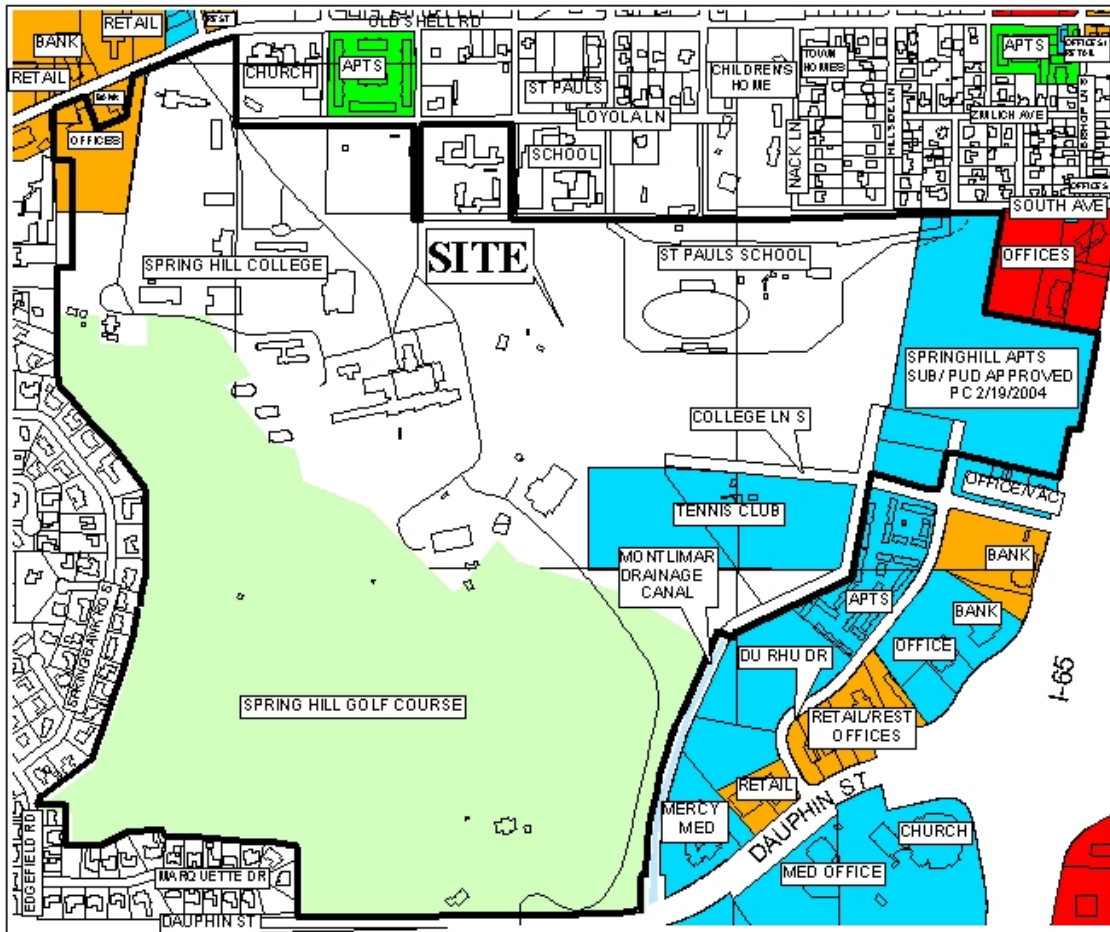
APPLICANT Spring Hill College

REQUEST Planning Approval, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the west and north of the site. Offices, retail establishments, banks, and medical offices are located to the east, south and north of the site. A church, school, and childrens home are located to the north of the site.

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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
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SITE PLAN



The site plan illustrates the existing buildings, drives, parking, and golf course along with the proposed building and parking additions.

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