

PLANNING APPROVAL STAFF REPORT**Date: September 2, 2004**

<u>NAME</u>	Trinity Kids Learning Center
<u>LOCATION</u>	309 Pinehill Drive (East side of Pinehill Drive, 160'± South of Airport Boulevard)
<u>CITY COUNCIL DISTRICT</u>	District 5
<u>PRESENT ZONING</u>	B-1, Buffer-Business
<u>AREA OF PROPERTY</u>	.35± Acres
<u>CONTEMPLATED USE</u>	Expansion of an existing day care
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Two months
<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>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Sign and mark all one-way traffic flows.
<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). Coordination with Urban Forestry [for] the construction of the new curb cut and 12' drive due to existing Live Oak trees on right of way.
<u>REMARKS</u>	The applicant is requesting Planning Approval to construct a new 18' x 30' building for an existing daycare. The property is zoned B-1 and day cares require Planning Approval in B-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.

The site currently consists of a day care with six teaching stations. According to the applicant “changes in day care regulations will create smaller child enrollment for [the] existing interior space. The proposed 540 square foot new building will allow the business to maintain current child capacity. No new children will be added. One teaching station will be added.”

While the child enrollment may not increase, the parking ratio of the Zoning Ordinance is based upon the number of teaching stations, thus seven teaching stations would require 11 parking spaces. Only seven parking spaces are located on-site. Although the applicant states there is a verbal agreement with the City of Mobile Police Department to allow all the teachers to park on a gravel parking lot across the street, this parking lot is unimproved and located off-site. Off-site parking would require a variance from the Board of Zoning Adjustment.

An additional concern pertains to the alley. The alley has been incorporated into the site as part of the playground; however, the applicant did not submit any documentation to illustrate that the alley has been vacated. Moreover, as the site would consist of multiple buildings, Planned Unit Development approval would also be required; a PUD application was not submitted.

RECOMMENDATION

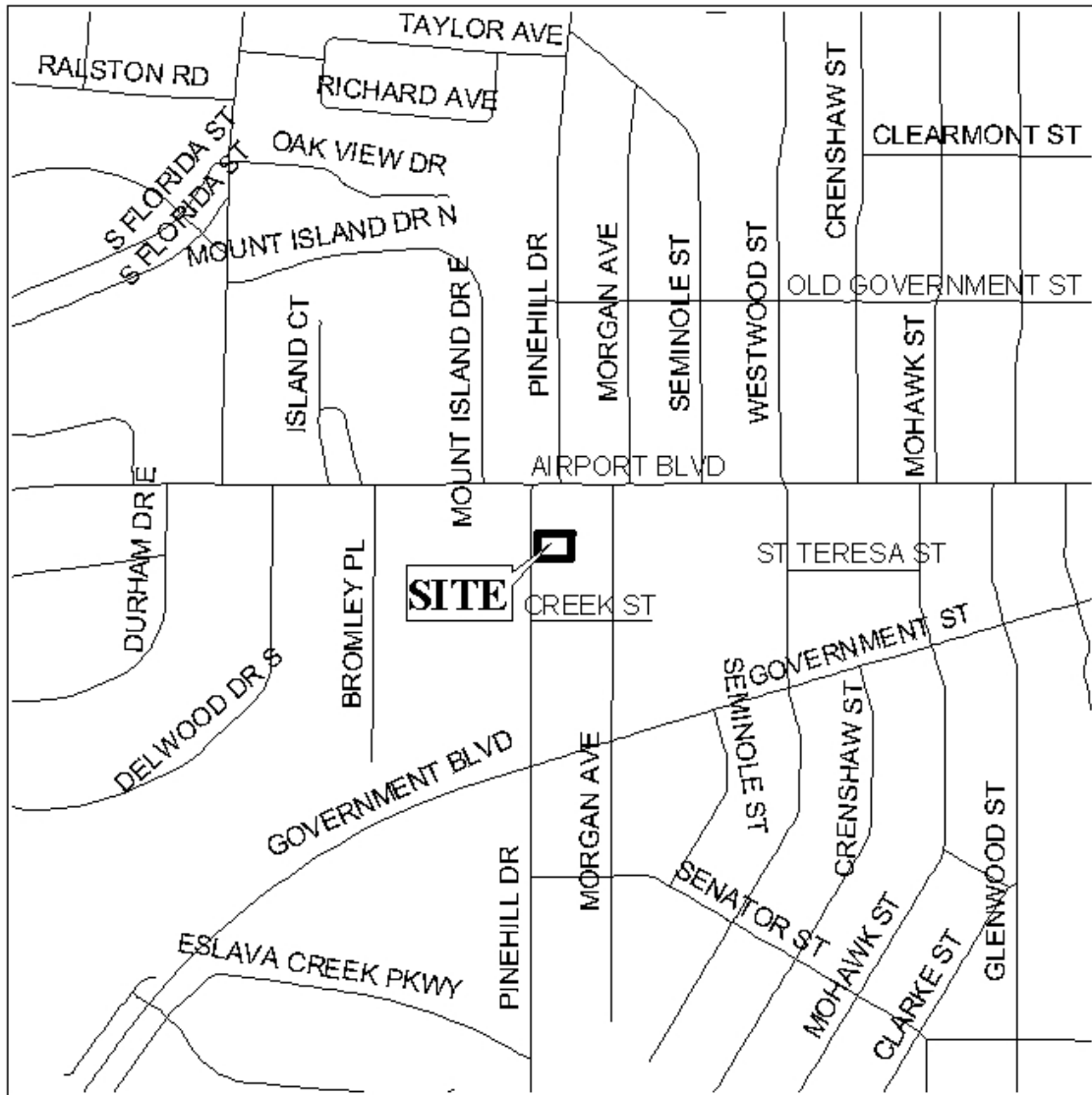
for denial.

Based upon the preceding, this application is recommended

Revised for October 7th meeting:

This application was heldover from the Commission’s September meeting to allow the applicant to pursue a parking variance. The Board of Adjustment meeting will be held Monday, October 4th and the decision of the Board, as well as any revised recommendations will be presented to the Commission at the meeting.

LOCATOR MAP



APPLICATION NUMBER 10 DATE September 2, 2004
APPLICANT Trinity Kids Learning Center
REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed commercial and residential land use.

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REQUEST Planning Approval

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

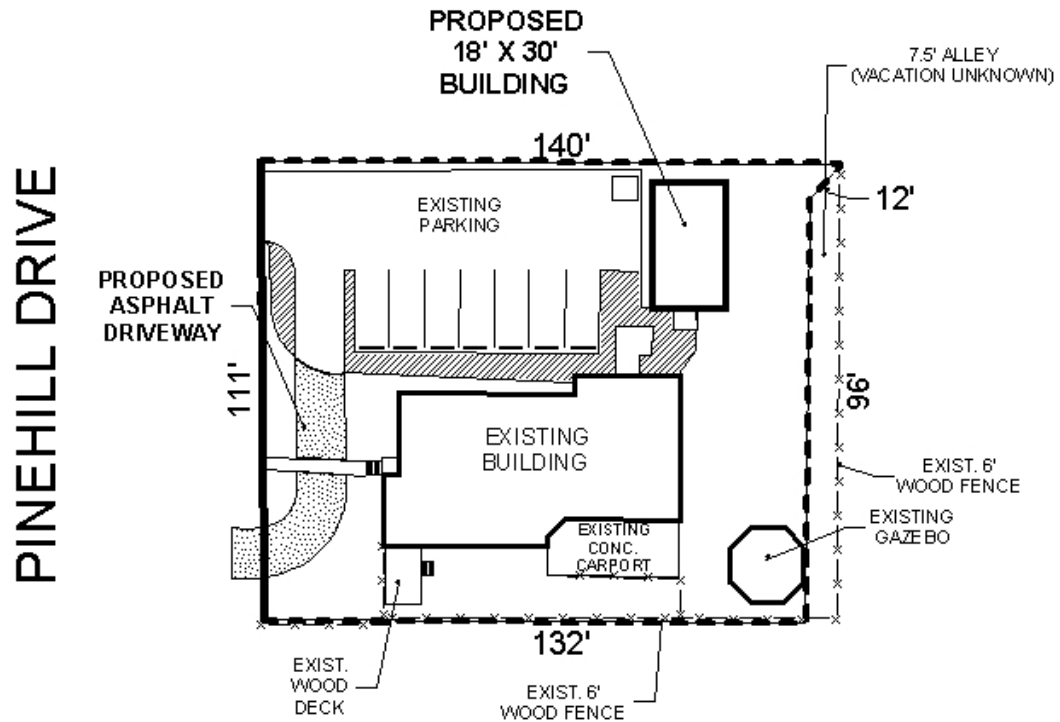
I-1

I-2

NTS



SITE PLAN



The site is located on the East side of Pinehill Drive, 160' South of Airport Boulevard.
The plan illustrates the existing and proposed structures and paving.

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