

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

**Date: July 21, 2005**

**NAME**

McGill-Toolen High School

**LOCATION**

1501 Old Shell Road  
(South side of Old Shell Road extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 695'+)

**CITY COUNCIL  
DISTRICT**

District 2

**PRESENT ZONING**

R-1, Single-Family District, and;  
B-2, Neighborhood Business District

**AREA OF PROPERTY**

15.23 acres  $\pm$

**CONTEMPLATED USE**

Planning Approval to amend the previously approved Comprehensive Master Plan for an existing church school in an R-1, Single-Family Residential district to allow its expansion to include existing parking reconfiguration, a covered walkway between across-street sites, new music facilities, an open courtyard area, and new fitness facilities, and;

Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking between sites

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**

Must comply with all stormwater 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. Standard aisle widths for two-way traffic are twenty-four feet. Adjustments should be made to accommodate the minimum standards for all areas of two-way traffic. A covered pedestrian crossing shall not be built on City right-of-way.

**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).

Due to existing 41" Live Oak Tree on right of way, installation of covered walkway over Lafayette Street requires removal of tree. A tree removal permit from the Mobile Tree Commission is required.

Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry for the entire school campus.

**FIRE DEPARTMENT****COMMENTS**

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

**REMARKS**

The applicant is seeking Planning Approval to amend the previously approved Comprehensive Master Plan for an existing church school in an R-1, Single-Family Residential district to allow its expansion to include reconfiguration of existing parking, a covered walkway between across-street sites, new music facilities, an open courtyard area, and new fitness facilities, and Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking between sites.

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 (PUD) 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 very important to note that both the Planning Approval and the Planned Unit Development reviews are site plan specific; therefore any future changes to the site plan, as approved, by current or future applicants must be submitted for Planning Approval and Planned Unit Development review. Thus any future proposed changes to parking, structure expansion, etc., must be reviewed and approved through the planning process.

As the reviews for Planning Approval and Planned Unit Development approval are similar, the analysis/remarks for both applications will be consolidated.

McGill-Toolen Catholic High School received approval for a campus master plan in July 1999 after a series of applications for Planning Approvals related to parking expansion and facility improvements, and a subdivision. A campus master plan was required by Departmental staff to provide some level of coherence to activities envisioned for the school. The school, as required due to its location primarily in an R-1, Single-Family district, is now requesting Planning Approval for five major changes to its campus master plan: 1) construction of new music and cafeteria area; 2) construction of new fitness center; 3) construction of canopy over pedestrian crosswalk that crosses Lafayette Street; 4) construction of new courtyard / landscape areas; and 5) rearrangement of onsite parking. The school also seeks Planned Unit Developed approval for the right to have multiple buildings on one lot, and to locate parking for its school facilities off-site.

The application appears to include the Catholic Youth Organization building, as well as the Mobile Theatre Guild, neither of which were included in the original campus master plan. Thus, the inclusion of these two buildings should be considered a part of the amending of the campus master plan. It should also be noted that "parcel 3" of the original campus master plan, identified as a warehouse on Catherine Street, north of Old Shell Road, is not included as part of the revised plans for PA/PUD.

The construction of new building facilities, courtyard facilities and the rearrangement of parking areas on the main site should be compatible, generally, with the vicinity if the school complies with the tree and landscaping requirements of the Zoning Ordinance, respects front, side and rear yard setbacks, provides buffering where adjacent to residential uses, limits structure heights for new construction to 35 feet, and if approvals are obtained (if necessary) from the Architectural Review Board. Parking, exceeding the minimum requirements, is provided on the main portion of the site, as well as at three nearby off-site locations. It is of some concern, however, that parking areas have been expanded off of the main campus, and that existing parking that requires backing into public streets remains in use.

The proposed canopy over North Lafayette Street is of concern in terms of compatibility with the neighborhood, architectural design, impact to an existing live oak, and potential impact to use of the street by emergency and non-emergency vehicles. No information has been provided regarding the height or design of the proposed canopy, and there are no similar examples of canopies crossing public rights-of-way in Mobile. Thus, there is no local precedent for the proposal. Pedestrian skybridges are utilized in downtown Mobile on a limited basis between

several buildings, and cross public rights-of-way, however such an option might be too costly for the school to consider, and a skybridge would also be uncharacteristic for this part of the city.

Regarding the presence of multiple buildings on the site, a PUD is required to permit more than one non-accessory structure to be located on one lot. Continued use of the school in the R-1 and B-2 zoned district is not anticipated to create incompatibilities for the neighboring residential uses if the school continues to be sensitive to its primarily residential context. Future expansion or new construction will be subject to a new PUD and Planning Approval review, as any approval resulting from the current application is site plan specific.

The site plan does not indicate the location of a stormwater detention basin, which may be required for the site due to the new construction. A stormwater detention basin, sized to meet the requirements of the City's Storm Water Drainage Ordinance, must be indicated on the site plan if it is required. It should also be noted that street flooding has been known to occur in the area, and the presence of large areas of parking lots and buildings significantly contribute to short-term flooding due to stormwater runoff.

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 Section IV.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

### **RECOMMENDATION**

**Planning Approval:** based upon the preceding, this request is recommended as follows:

Approval of 1) new music / cafeteria area; 2) new fitness center; 3) new courtyard / landscape areas; and 4) rearrangement of on-site parking; subject to the following conditions: 1) depiction of a stormwater detention basin, if required, and; 2) location of any dumpster storage area on the site, and;

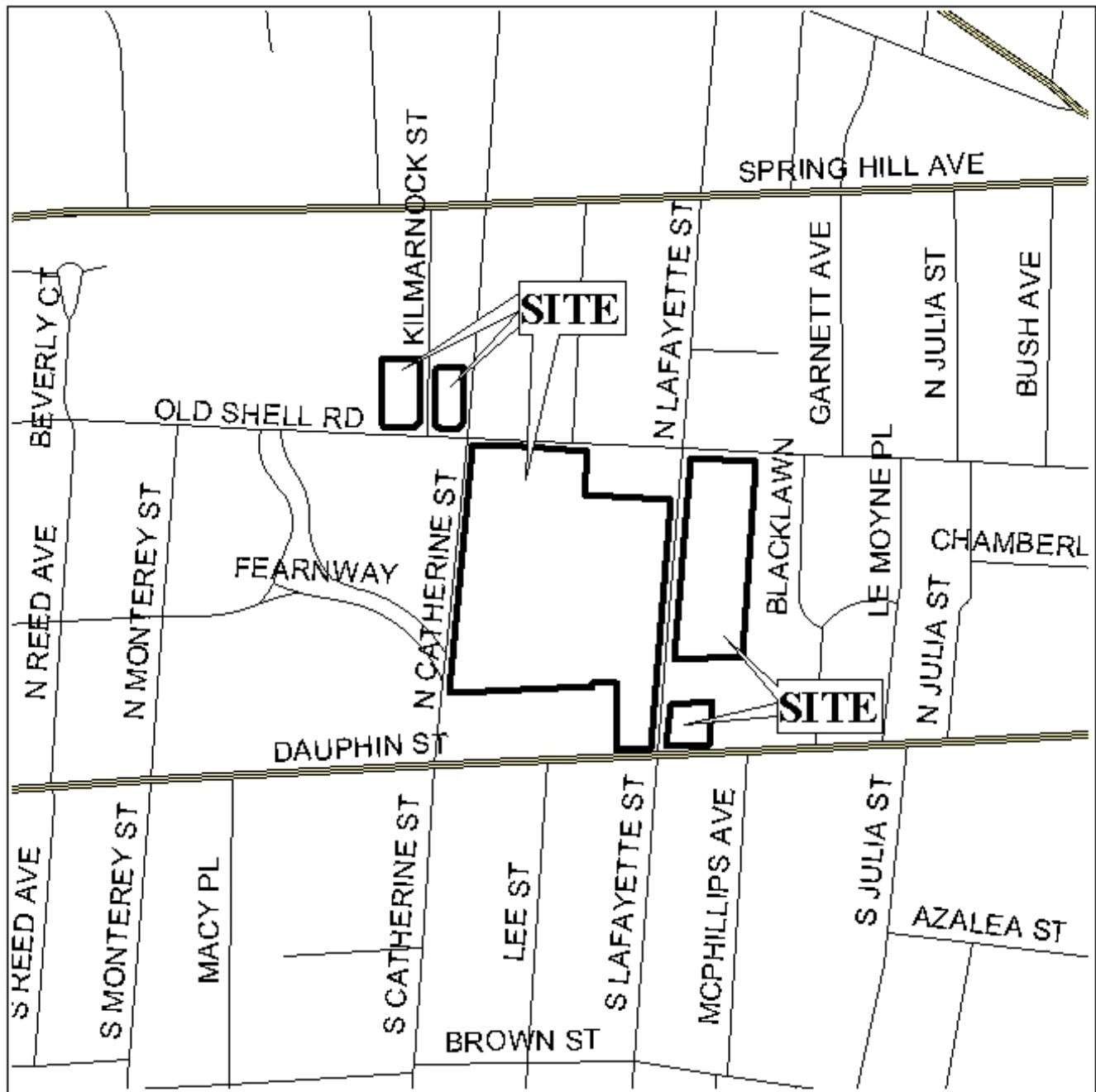
Denial of 1) pedestrian crosswalk canopy over North Lafayette Street, per the comments from Traffic Engineering and the concerns regarding precedence, emergency vehicle access, and neighborhood compatibility.

**Planned Unit Development:** based upon the preceding, this request is recommended as follows:

Approval of 1) new music / cafeteria area; 2) new fitness center; 3) new courtyard / landscape areas; and 4) rearrangement of on-site parking; subject to the following conditions: 1) depiction of a stormwater detention basin, if required, and; 2) location of any dumpster storage area on the site, and;

Denial of 1) pedestrian crosswalk canopy over North Lafayette Street, per the comments from Traffic Engineering and the concerns regarding precedence, emergency vehicle access, and neighborhood compatibility.

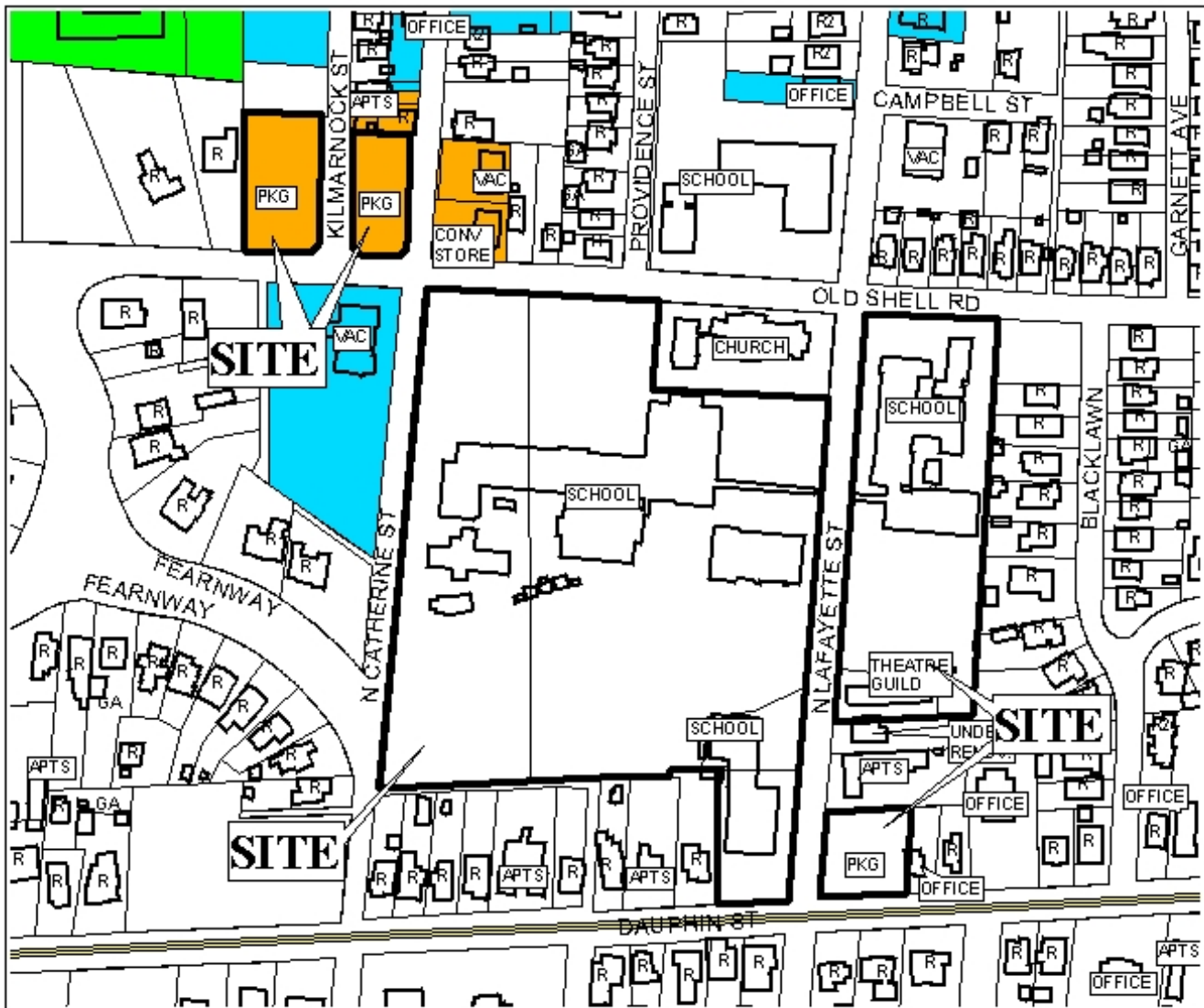
## LOCATOR MAP



APPLICATION NUMBER 6 & 7 DATE July 21, 2005  
APPLICANT McGill-Toolen High School  
REQUEST Planning Approval, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single and multiple family residential dwellings along with various businesses.

APPLICATION NUMBER 6 & 7 DATE July 21, 2005

APPLICANT McGill-Toolen High School

REQUEST Planning Approval, Planned Unit Development

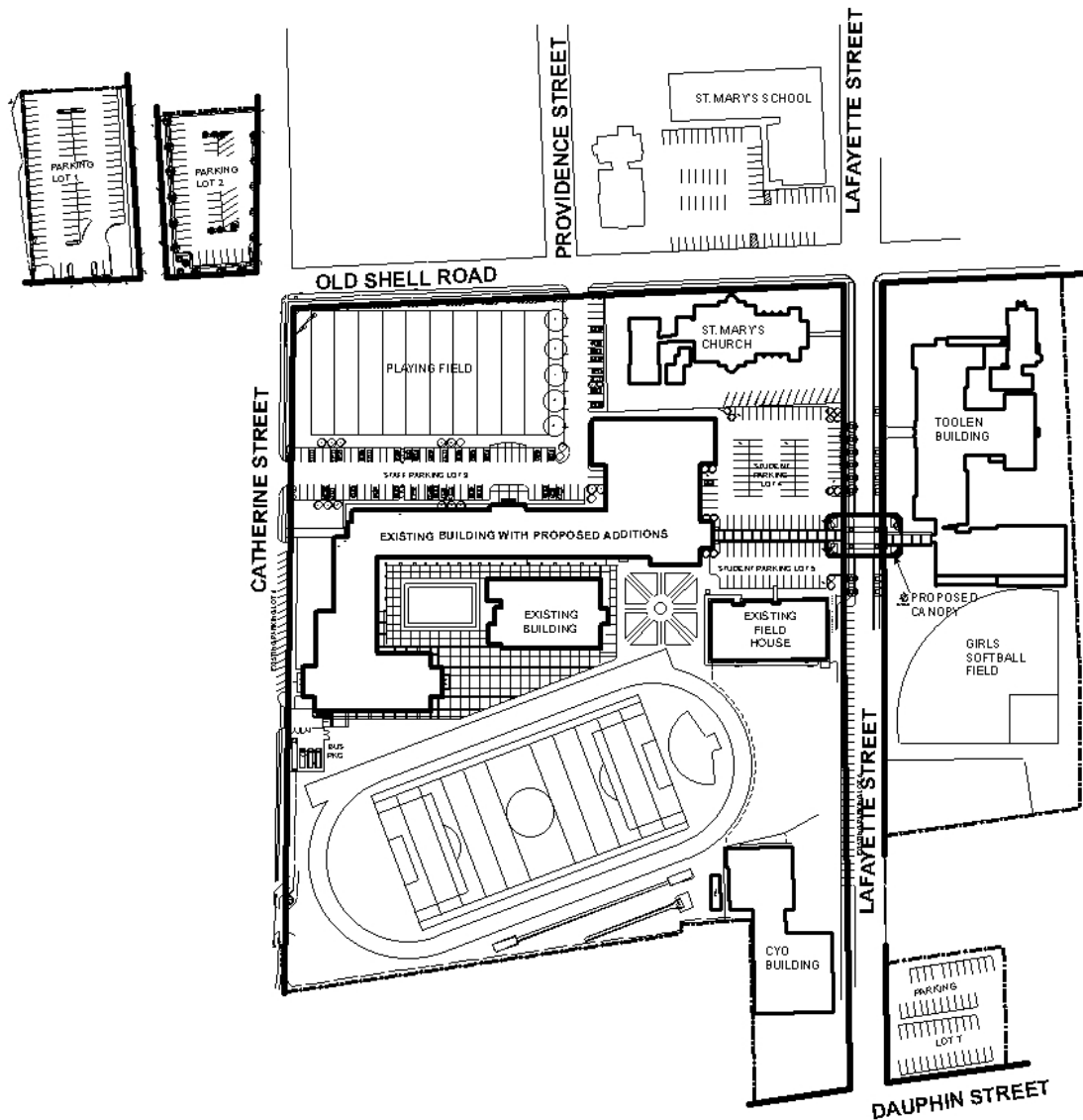
LEGEND

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 South side of Old Shell Road extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 695'. The plan illustrates the existing structures and parking along with the proposed additions.

APPLICATION NUMBER 6 & 7 DATE July 21, 2005

APPLICANT McGill-Toolen Catholic High School

REQUEST Planning Approval, Planned Unit Development



NTS