

HOLDOVER/REVISED

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

Date: September 17, 2009

DEVELOPMENT NAME

St. Luke's Episcopal Upper School

LOCATION

1400 South University Avenue
(South side of University Boulevard, 490'± East of Grelot Road)

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-1, Buffer Business

AREA OF PROPERTY

1 lot/30.0± Acres

CONTEMPLATED USE

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and to allow the addition of new baseball, softball, and football fields, all associated backstops and dugouts for new fields, moveable bleachers and a new ground maintenance storage building and Planning Approval (Master Plan) to amend a previously approved Planning Approval to allow the addition of a new baseball, softball, and football fields, all associated backstops and dugouts for new fields, moveable bleachers and a new ground maintenance storage building at an existing school in a B-1, Buffer Business District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

**ENGINEERING
COMMENTS**

Must comply with all storm water and flood control ordinances. Detention must be provided for any increase in impervious area added to the site since 1984 in excess of 4000 square feet. 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.

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 the existing structural conditions of the 50” Live Oak Tree located in the proposed baseball field and the 60” Live Oak Tree located in the proposed softball field, Urban Forestry is not requesting Preservation Status for the trees.

Urban Forestry recommends the requirement of a 20 foot vegetative buffer along the South property line. Said vegetative buffer shall comply with protection buffers; screen planting of the Zoning Ordinance Section 64.4.D. Planting of the vegetative buffer shall be coordinated with the Planning and Urban Forestry sections of Urban Development Department.

FIRE DEPARTMENT

COMMENTS

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is seeking Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and to allow the addition of new baseball, softball, and football fields, all associated backstops and dugouts for new fields, moveable bleachers and a new ground maintenance storage building and Planning Approval (Master Plan) to amend a previously approved Planning Approval to allow the addition of a new baseball, softball, and football fields, all associated backstops and dugouts for new fields, moveable bleachers and a new ground maintenance storage building at an existing school in a B-1, Buffer Business District.

The applicant states that St Luke’s proposes the addition of a new baseball field, reorient the existing softball field to be more neighborhood friendly, by moving home plate facing the adjacent residential properties from an approximate distance of 270-feet versus a distance of 50-feet where home plate now exist and a new football field. Additional additions to the campus are associated backstops, dugouts, fencing and a 45-foot by 35-foot storage building to house grounds maintenance equipment as well as athletic equipment and materials to support these athletics fields. The site plan also illustrates hatched lines as “future gym and basketball courts”. Since these are considered future projects; therefore, are not included in the Planned Unit Development and Planning Approval applications.

The site is bounded to the North by South University Boulevard, West by undeveloped B-3 within the first 535± feet, East by an office building in a B-3 district and to the South by residences in an R-1, Single-Family Residential district. It should be noted that the majority of the site to the West, South and East is adjacent to residential dwellings in an R-1, Single-Family Residential district.

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

hazards, and to determine if the proposal is in harmony with the orderly and appropriate development of the district. It is very important to note that the Planning Approval review is **site plan specific**; therefore, any future changes to the site plans, as approved, by current or future applicants must be submitted for Planning Approval review.

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.

Access management is a concern due to the presence of a major street and the number of existing curb cuts; however, any changes to the existing number, size or location of curb cuts should be approved by Traffic Engineering and conform to AASHTO standards. However, the reorientation of the softball field should have no impact on the existing curb cuts. It should be noted that a Traffic Impact Study was submitted prior to the submission of the Planned Unit Development (PUD) and Planning Approval applications.

It should be noted that the westernmost curb cut seems to be within the adjacent undeveloped property; therefore, a condition noted on the site plan stating that a Planned Unit Development (PUD) would be required when this site is developed.

The (PUD) approval is required due to the amendment to the master plan (PUD) to allow multiple buildings on a single building site. Additionally Planned Unit Developments are intended to encourage the unified development of land that is suitable in size, location and character for the uses of the proposed buildings. There are several objectives of Planned Unit Development (PUD) approval, such as: 1) to incorporate creative design to encourage innovative and diversified design in building form and site development; 2) to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under the district regulations; 3) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment; 4) to preserve and protect as urban amenities the natural features and characteristics of the land; 5) to encourage the provision of common open space through efficient site design; and 6) to encourage optimum use of available public utilities, streets and common facilities.

As with the previous approval, a detailed accounting of school enrollment and provision of necessary parking was submitted, in conjunction with an overall campus master plan. The applicant submitted an existing campus layout and the proposed changes. The applicant submitted enrollment numbers for grades 6-8 (225) in 9 classrooms, and for grades 9-12 (300) in 13 classrooms, the parking requirement of 84 spaces is exceeded by the number of provided spaces (235), to allow the future expansion of the campus. It allows staff to review the overall plan and possibly suggest improvements or changes to the plan to satisfy the objectives of the Planned Unit Development (PUD), as well as provide a conceptual vision of the ultimate site development.

As mentioned previously the site plan illustrates a “future gymnasium and basketball courts”. A separate Planned Unit Development (PUD)/Planning Approval application will be required for these additions, or the current applications should be heldover and revised.

No on-site storm water detention facilities are depicted on the site plan, however such facilities may be required due to the extent of the proposed new development.

There is indication on the site plan as to the existing location of the dumpster or other waste storage facility. The location of the storage area for the dumpster is indicated on the site plan, required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

Regarding compliance with the tree and landscape requirements of the Zoning Ordinance, the applicant illustrates a significant number of frontage trees along South University Boulevard; however, no percentage of frontage landscaping is illustrated. Since no addition is illustrated or proposed within the front of the existing buildings and the total existing landscaping of 70 percent greatly exceeds the minimum requirements of the Ordinance, the approval should be approved based on the percentage of front landscaping that exists today.

As the reorientation of the softball field, new baseball and football fields may effect adjacent residences, the applicant should be aware that these fields would only be used during daylight hours since light standard design, placement and photometric were not included with the application.

Compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance should be required for the site, however, as it is being redeveloped. The requirement of a 20-foot vegetative buffer along the rear property line of Lot 1, Wright’s Place Subdivision to the interior lot line of Lots 4 and 5 of Wright’s Place Subdivision would be required. The applicant should consult with the Planning and Urban Forestry sections of Urban Development regarding the buffering requirements for this application.

Another issue is the construction of the sidewalk along University Boulevard South. The applicant submitted a Sidewalk Waiver application in July 2009, and the Commission approved that the construction of the sidewalk be reviewed and considered as a condition of future Planned Unit Development/Planning Approvals for the site, or not to exceed one year. Since the Commission decision allowed some discretion; it would seem recommending this Planned Unit Development (PUD)/Planning Approval applications with conditions satisfy the condition of the Sidewalk Waiver until one year from that approval.

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

1. lighting of parking facilities shall be provided in compliance with Section 64-6.A.3.c of the Zoning Ordinance;
2. provision of a 20-foot vegetative buffer along the South property line from Lot 1, Wright’s Place Subdivision to the interior lot line of Lots 4 and 5 of Wright’s Place

Subdivision, this vegetative buffer shall comply with protection buffers; screen planting of the Zoning Ordinance Section 4, D. Planting of the vegetative buffer shall be coordinated with the Planning and Urban Forestry sections of Urban Development Department;

3. provision of consultation with Engineering Department on the placement, design and construction of the sidewalks along University Boulevard South prior to July 17, 2010;
4. illustration of any additional dumpster or trash receptacle, with **minor** revisions to parking and circulation layout to be approved by Planning staff, if necessary;
5. full compliance with the total landscaping and tree planting requirements;
6. full compliance with all municipal codes and ordinances; and
7. submission of a revised site plan reflecting the conditions prior to the issuance of any permits

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Revised for the October 15th meeting:

The applicant submitted a Master Plan as required by the Commission at the September 17th meeting. The detailed master Plan illustrates fifteen light standards, arranged along the outside perimeters of the soccer, baseball, football and softballs fields. The future plan illustrates permanent seating for 1,200 on the East side and 170 on the West side of the football field. Future spectator seating, press boxes and restroom facilities are also illustrated for the baseball and softball fields. Also, the applicant has illustrated a building addition associated with athletics, such as a future indoor batting facility, expansion of the existing gymnasium and associated parking facilities to complement the activities as proposed.

The applicant does not wish to amend the previously submitted Planned Unit Development (PUD) and Planning Approval but is illustrating the future layout of the athletics fields as the applicant envisions the campus in the future.

Previous Planned Unit Development (PUD) and Planning approvals require the resubmission of these applications with each project or when changes are proposed. The changes proposed for these applications to allow the football field with temporary bleachers for 140 on the East side and seating for 70 on the West side of the football field, dugouts on the first and third base sides of the baseball field, the orientation of the softball field and an approximately 2,400 square foot storage building to store athletic and maintenance equipment.

Concerning the buffer separation staff suggests that the applicant be required to provide an 8-foot solid wooden privacy fence along the perimeter abutting all R-1 zoned properties along the West and South side of the site as practicable and a 20-foot vegetative buffer providing three rows of trees staggered thirty feet in each row along the West and South side of the site, with the tree species to be coordinated with Planning and Urban Forestry.

It should be noted that with all future proposed changes Planned Unit Development (PUD) and Planning Approvals applications must be submitted and approved, which may require further buffering along the East side of the campus along the Zack Logan Estates Subdivision.

RECOMMENDATION

Planned Unit Development: Based upon the preceding,

this application is recommended for Approval, subject to the following conditions:

- 1) *placement of a note on the site plan stating that an 8-foot high privacy fence shall be provided, with appropriate permits, as a buffer around the perimeter of the campus abutting R-1 zoned properties. The fence to be completed prior to the football, baseball and softball fields;*
- 2) *the provision of a 20-foot vegetative buffer providing three rows of trees staggered thirty feet in each row. Tree species to be coordinated with Planning and Urban Forestry;*
- 3) *lighting of parking facilities shall be provided in compliance with Section 64-6.A.3.c of the Zoning Ordinance;*
- 4) *provision of consultation with Engineering Department on the placement, design and construction of the sidewalks along University Boulevard South prior to October 15, 2010;*
- 5) *Compliance with Engineering comments (Must comply with all storm water and flood control ordinances. Detention must be provided for any increase in impervious area added to the site since 1984 in excess of 4000 square feet. Any work performed in the right of way will require a right of way permit);*
- 6) *illustration of any additional dumpster or trash receptacle, with **minor** revisions to parking and circulation layout to be approved by Planning staff, if necessary;*
- 7) *submission of a revised site plan reflecting the conditions prior to the issuance of any permits; and*
- 8) *full compliance with all other municipal codes and ordinances.*

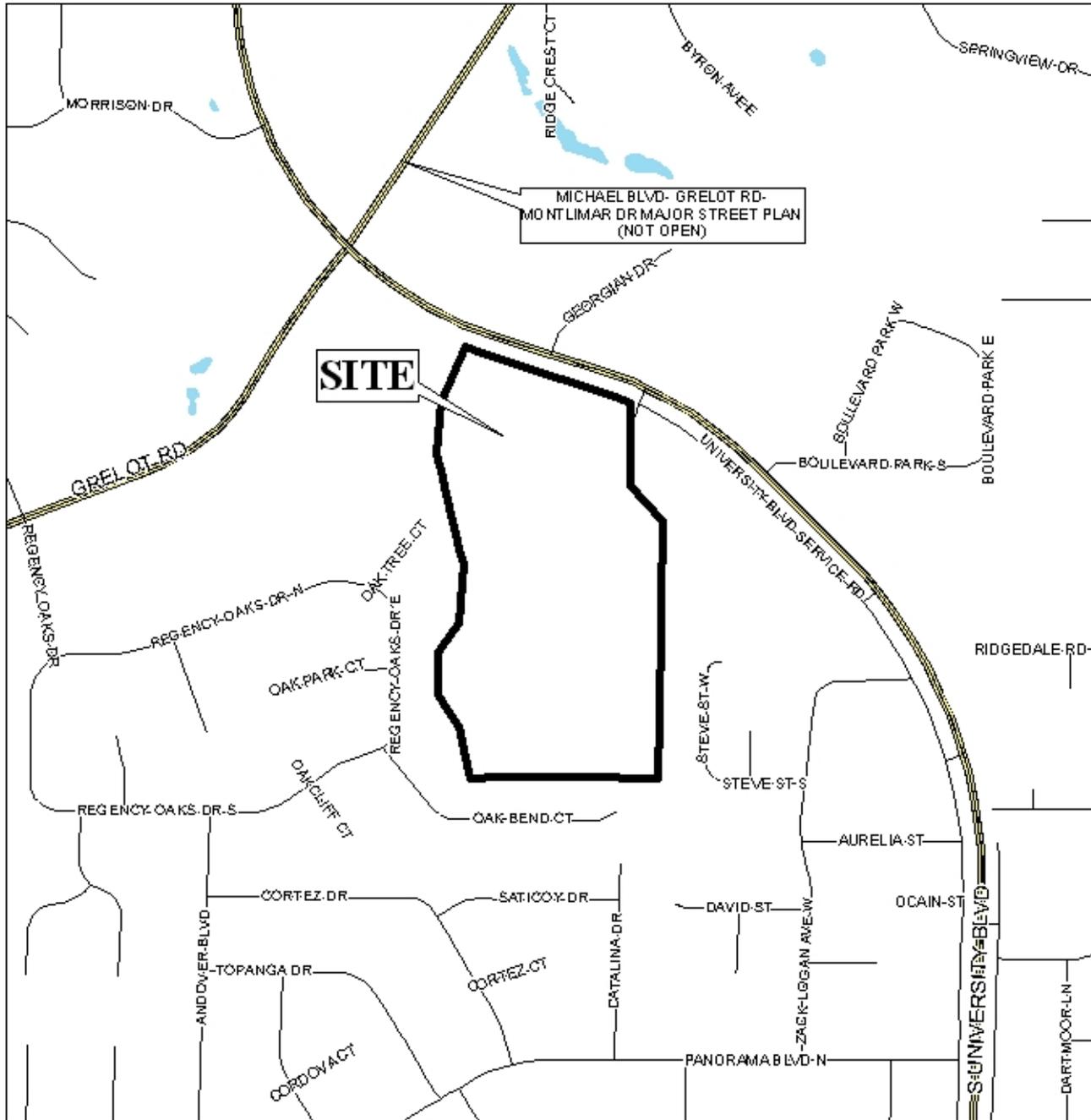
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LOCATOR MAP



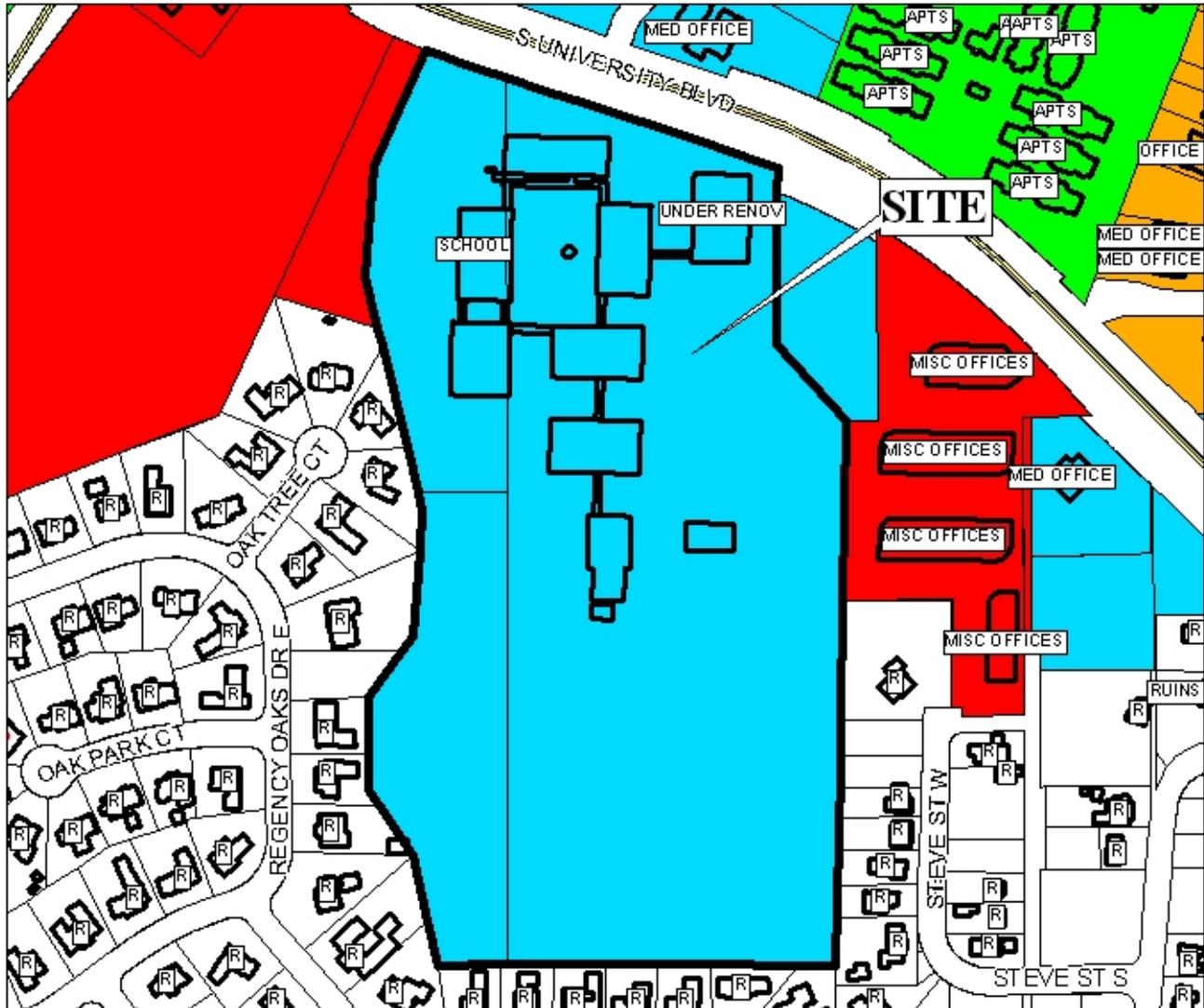
APPLICATION NUMBER 2 & 3 DATE October 15, 2009

APPLICANT St. Luke's Upper School Subdivision

REQUEST Planned Unit Development, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

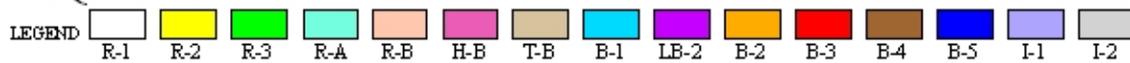


This site is surrounded by miscellaneous land use.

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**PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING**



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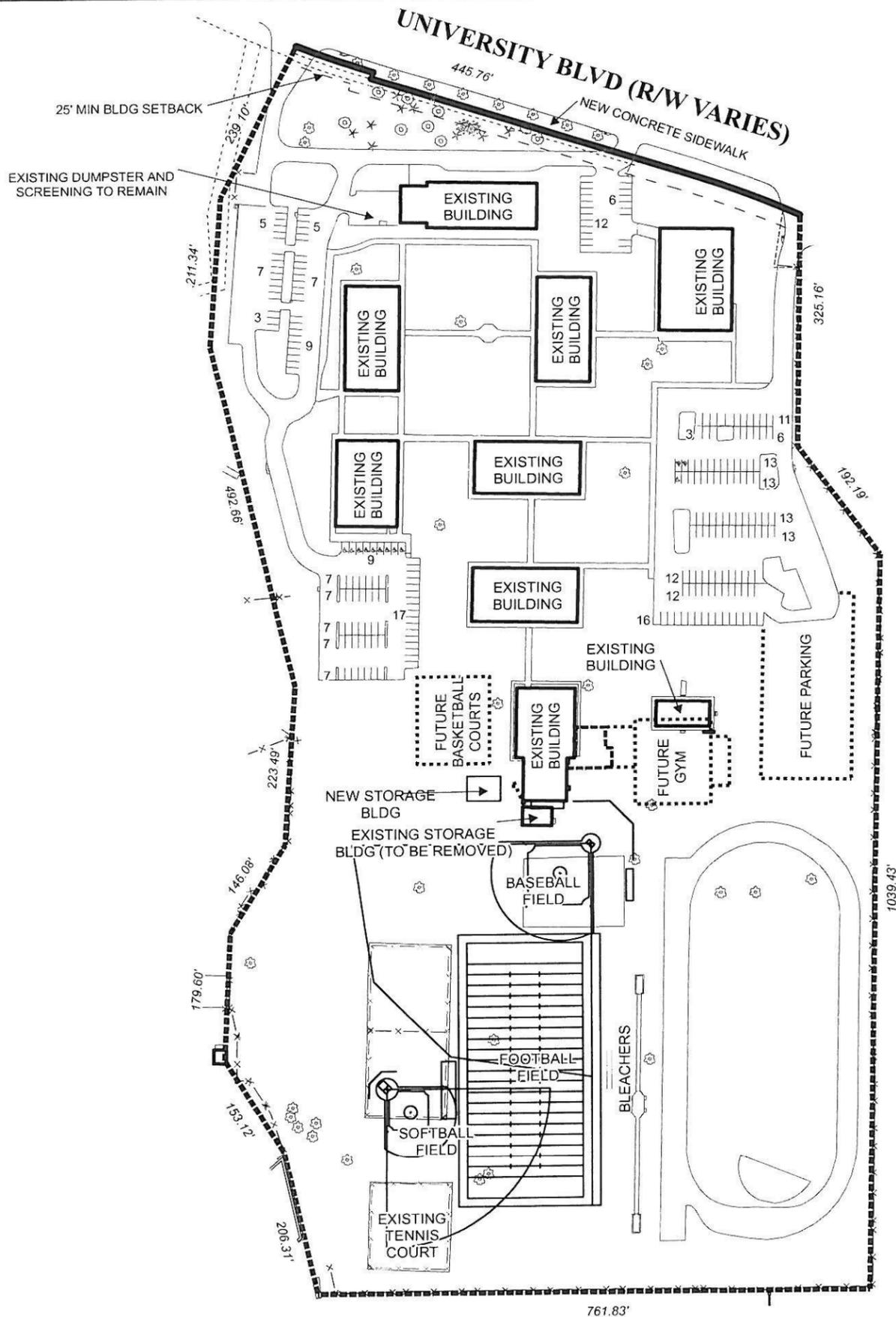
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SITE PLAN



This site plan illustrates the proposed baseball, softball, and football field with associated structures (bleachers, dugouts, etc...) The existing basketball and tennis courts as well as accompanying structures will be demolished. The storage building north of the baseball field will also be demolished and replaced with a new storage building.

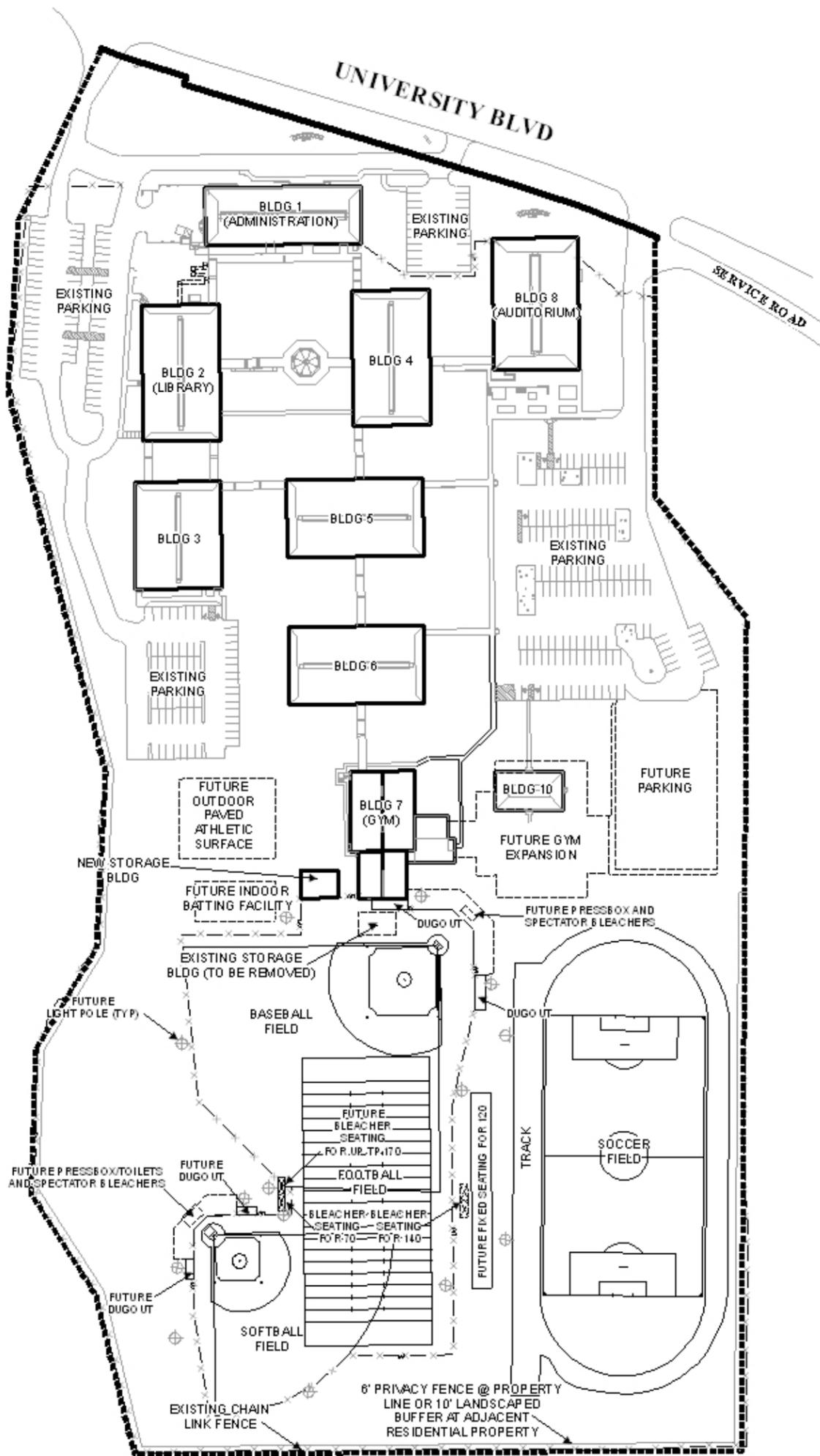
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REQUEST Planned Unit Development, Planning Approval

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MASTER PLAN



APPLICATION NUMBER 2 & 3 DATE October 15, 2009

APPLICANT St. Luke's Upper School Subdivision

REQUEST Planned Unit Development, Planning Approval



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