

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

Date: April 21, 2022

APPLICANT NAME

St. Mary Catholic School

SUBDIVISION NAME

St. Mary Catholic School Subdivision, Revision and Addition

LOCATION

107, 111, and 113 North Lafayette Street, and 106 and 114 Providence Street
(North side of Old Shell Road, extending from North Lafayette Street to Providence Street).

CITY COUNCIL DISTRICT

Council District 2

PRESENT ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

2 Lots / 3.2± Acres

CONTEMPLATED USE

Subdivision Approval to create two legal lots of record from one existing legal lot of record and one existing metes-and-bounds parcel; Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site; and Planning Approval to amend a previously Planning Approval to allow the expansion of a church affiliated school in an R-1, Single-Family Residential District.

TIME SCHEDULE FOR DEVELOPMENT

None provided.

ENGINEERING COMMENTS

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.

- B. Add a graphic scale.
- C. Add the written bearing and distance for the fifth leg listed in the legal description.
- D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- F. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Planned Unit Development: Retain NOTES #1 - #6, as shown on the PUD drawing dated March 8, 2022.

Planning Approval: No comments

TRAFFIC ENGINEERING
COMMENTS

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

FIRE DEPARTMENT
COMMENTS

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Subdivision Approval to create two legal lots of record from one existing legal lot of record and one existing metes-and-bounds parcel; Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site; and Planning Approval to amend a previously Planning Approval to allow the expansion of a church affiliated school in an R-1, Single-Family Residential District.

The site has been given Institutional (INS) and Mixed Density Residential (MxDR) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

Industrial (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification (see below). Semi-public uses such as grammar and high schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included. Parks and public open space are not included but have their own land use classification.

Note: Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor. The specific location and design of these complementary uses is subject to zoning.

Mixed Density Residential (MxDR)

This designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4- residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The applicant states the following pertaining to the applications:

ST. MARY CATHOLIC SCHOOL IS ACQUIRING THE WESTERN PORTION OF THE PROPERTY LOCATED AT 113 N. LAFAYETTE STREET TO BE USED AS ADDITIONAL PLAYGROUND FOR THEIR STUDENTS. THIS AREA WILL BE BORDERED WITH A 6' PRIVACY FENCE TO VISUALLY SHIELD THE STUDENTS FROM THE RESIDENTIAL NEIGHBORS. THE REMAINING PORTION OF 113 N. LAFAYETTE STREET EXCEEDS THE CITY MINIMUM LOT AREA REQUIREMENT FOR RESIDENTIAL PROPERTIES.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site has frontages on North Lafayette Street, Old Shell Road and Providence Street which are all minor streets with required 50-foot rights-of-way. All streets currently have 50-foot rights-of-way along the subject site; therefore, no dedication would be required, if approved.

The plat does not provide a 25-foot minimum building setback line along the street frontages, as per Section V.D.9. of the Subdivision Regulations. However, as the site is within the Old Dauphin Way Historic District, relief from the normal building setbacks and site coverage limitation is automatically granted via the more flexible Historic District Overlay under Section 64-3.G. of the Zoning Ordinance. Therefore, it is recommended that Section V.D.9. of the Subdivision Regulations be waived, and that the on the Final Plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance be retained, if approved.

The proposed new rear property line for Lot 2 provides a compliant eight-feet from the existing garage to remain on the site, thereby not resulting in any setback compliance issues, if approved.

In regards to access management, a note stating Traffic Engineering comments should be placed on the Final Plat, if approved.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities. PUD approval expires within one year if no approvals are obtained.

The site plan submitted indicates the existing school buildings, two existing dwellings and a “proposed” pavilion building, which was previously approved by the Planning Commission at its January 7, 2021 meeting, and is currently under construction. The applicant is currently proposing to incorporate a portion of an adjacent parcel into the school in order to expand the playground. As no new structures are proposed, the site plan should be revised to remove the “proposed” label from the pavilion, if approved.

The site abuts R-1 properties to the North. The site plan submitted depicts a six-foot tall privacy fence, in compliance with Section 64-4.D.1. of the Zoning Ordinance, and which should be retained on the site plan, if approved.

The site plan indicates dumpsters are to be provided, and public sidewalks currently exist along all street frontages. The site plan indicates gates at the Old Shell Road and Providence Street entrances to the site. Typically, a note would be required on the site plan stating that those gates are to remain open during the hours of operation of all school-related activities, however, as open gates for schools may raise a security issue, and the gates have been existing without incident, it may be appropriate to waive this requirement in this instance.

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 and limited to the scope of operations; therefore, any future changes to the site plan or scope of operations, as approved, by current or future applicants must be submitted for Planning Approval.

As the applicant is only proposing to increase the school’s property, and does not propose any new structures, or to increase the scope of operations, approval of the Planning Approval may be appropriate.

RECOMMENDATION

Subdivision: This application is recommended for Tentative Approval, with a waiver of Section V.D.9. of the Subdivision Regulations, subject to the following conditions:

- 1) retention of the lot size labels, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the note on the Final Plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;
- 3) subject to the Engineering comments: (*FINAL PLAT COMMENTS* (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a graphic scale. C.

Add the written bearing and distance for the fifth leg listed in the legal description. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. F. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 4) *placement of a note on the Final Plat stating Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 5) *compliance with the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 6) *compliance with the Fire Department comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

Planned Unit Development: Based upon the preceding, staff recommends to the Planning Commission the following findings of facts for Approval:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because it will allow an expanded playground on the site;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of facilities than is generally possible under district regulations), because it will allow for an expanded playground for the existing school;
- c. the proposal promotes the objective of Efficient land use (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), because an existing school will be allowed to increase the amount of area available to students;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because no trees will be removed on the site;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because no new structures are proposed;

- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because existing utilities, streets and public utilities will be utilized.

The Planned Unit Development approval is subject to the following conditions:

- 1) retention of the lot size labels, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the note on the site plan stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;
- 3) retention of the residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residential properties, as indicated on the site plan;
- 4) remove “proposed” from the pavilion label;
- 5) compliance with Engineering comments: (*Retain NOTES #1 - #6, as shown on the PUD drawing dated March 8, 2022.*);
- 6) placement of a note on the Final Plat stating Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.*);
- 7) compliance with the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.*); and
- 8) compliance with the Fire Department comments: (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*);
- 9) submittal of two copies of the revised site plan (.pdf and hard copy) prior to the signing of the Final Plat; and
- 10) full compliance with all municipal codes and ordinances.

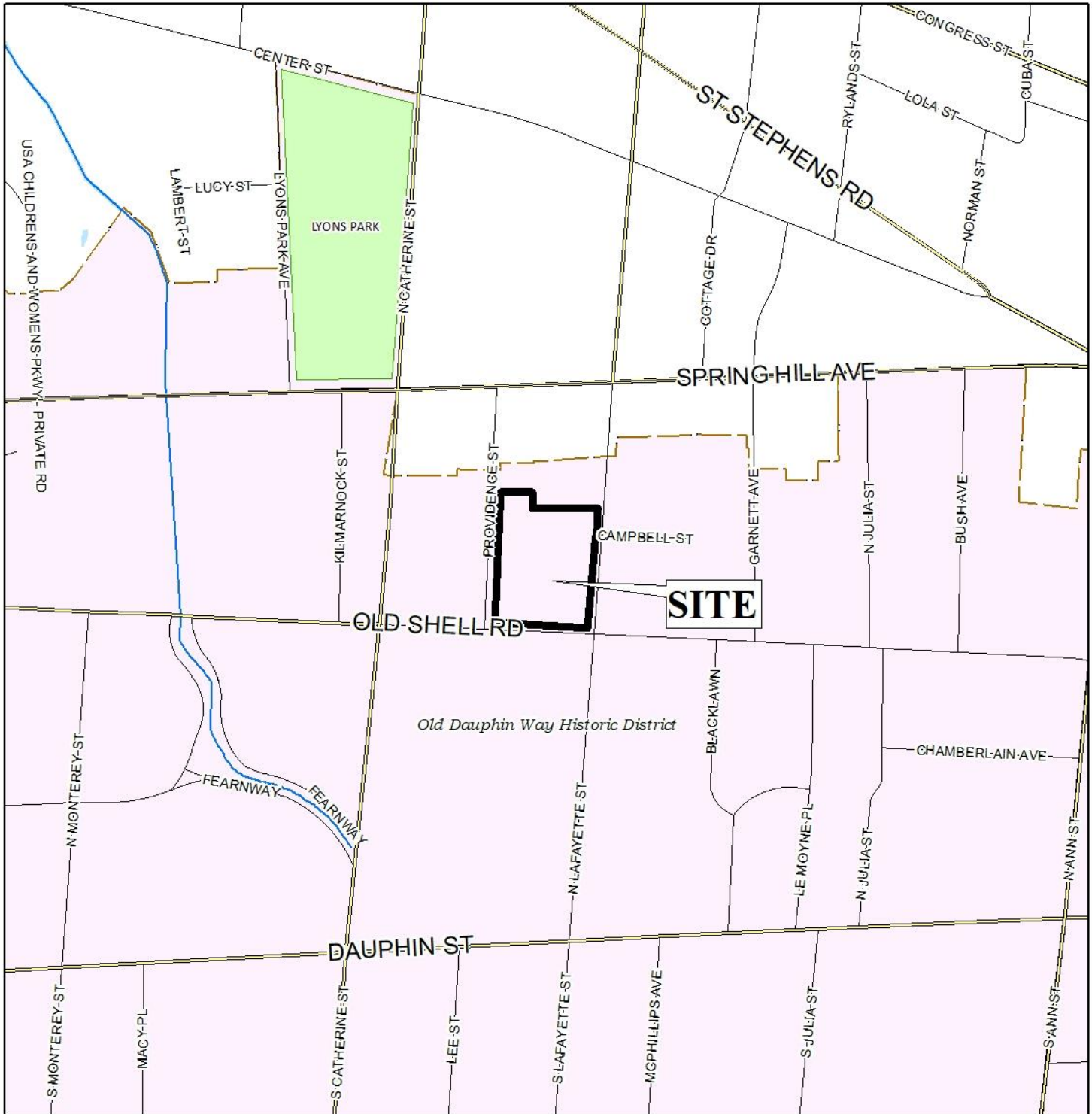
Planning Approval: Based upon the preceding, staff recommends to the Planning Commission the following findings of facts for Approval of the Planning Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because it should have no impact on any of those items due to the limited scope of the project;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because no additional structure is proposed and no increased traffic is anticipated; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because the school is only slightly increasing its size.

The Planning Approval approval is subject to the following conditions:

- 1) retention of the lot size labels, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the note on the site plan stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;
- 3) retention of the residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residential properties, as indicated on the site plan;
- 4) remove “proposed” from the pavilion label;
- 5) placement of a note on the Final Plat stating Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.*);
- 6) compliance with the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.*); and
- 7) compliance with the Fire Department comments: (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*);
- 8) submittal of two copies of the revised site plan (.pdf and hard copy) prior to the signing of the Final Plat; and
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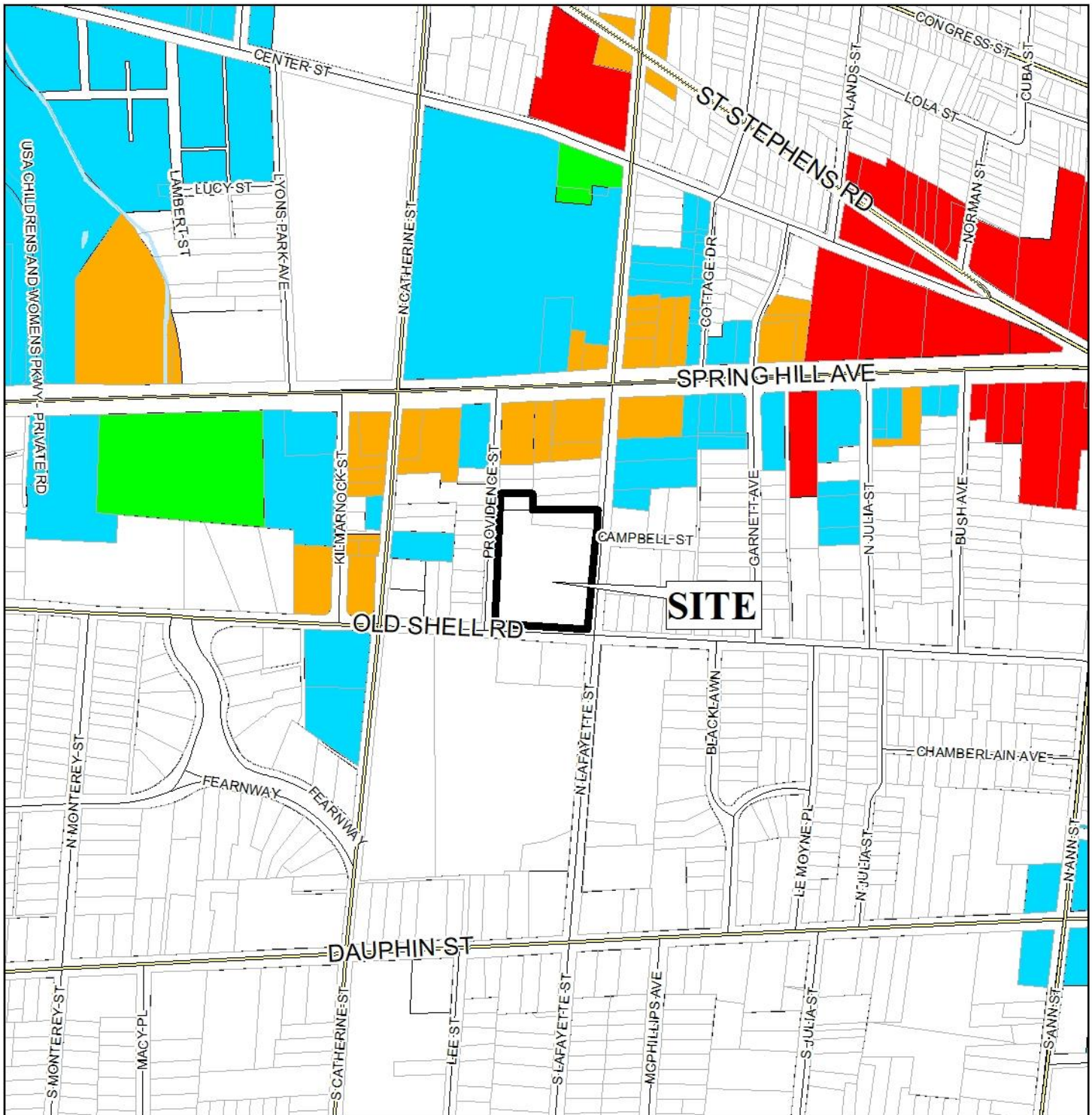
LOCATOR MAP



APPLICATION NUMBER 6 DATE April 21, 2022
 APPLICANT St. Mary Catholic School Subdivision, Revision and Addition
 REQUEST Subdivision, PUD, Planning Approval



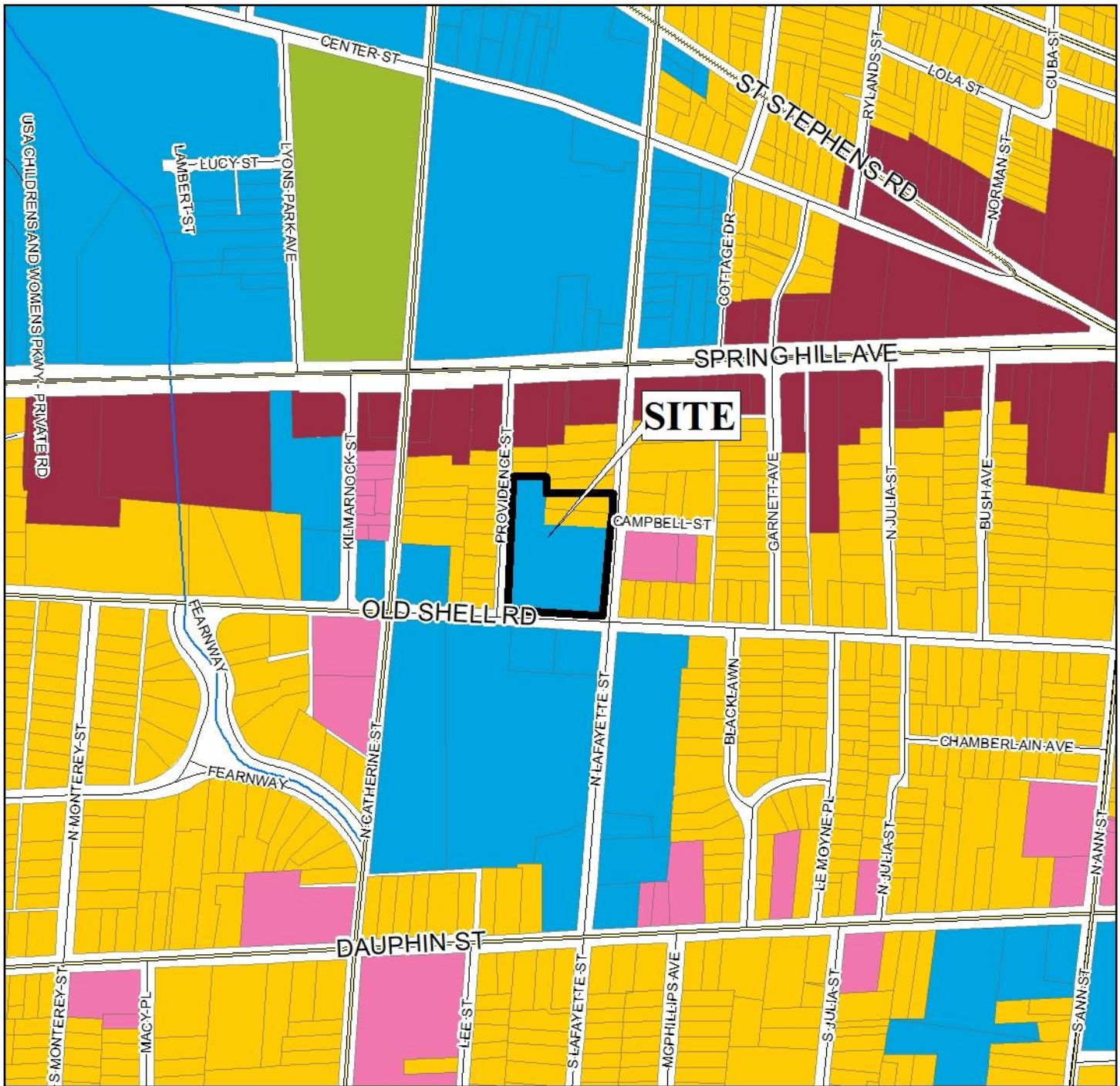
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE April 21, 2022

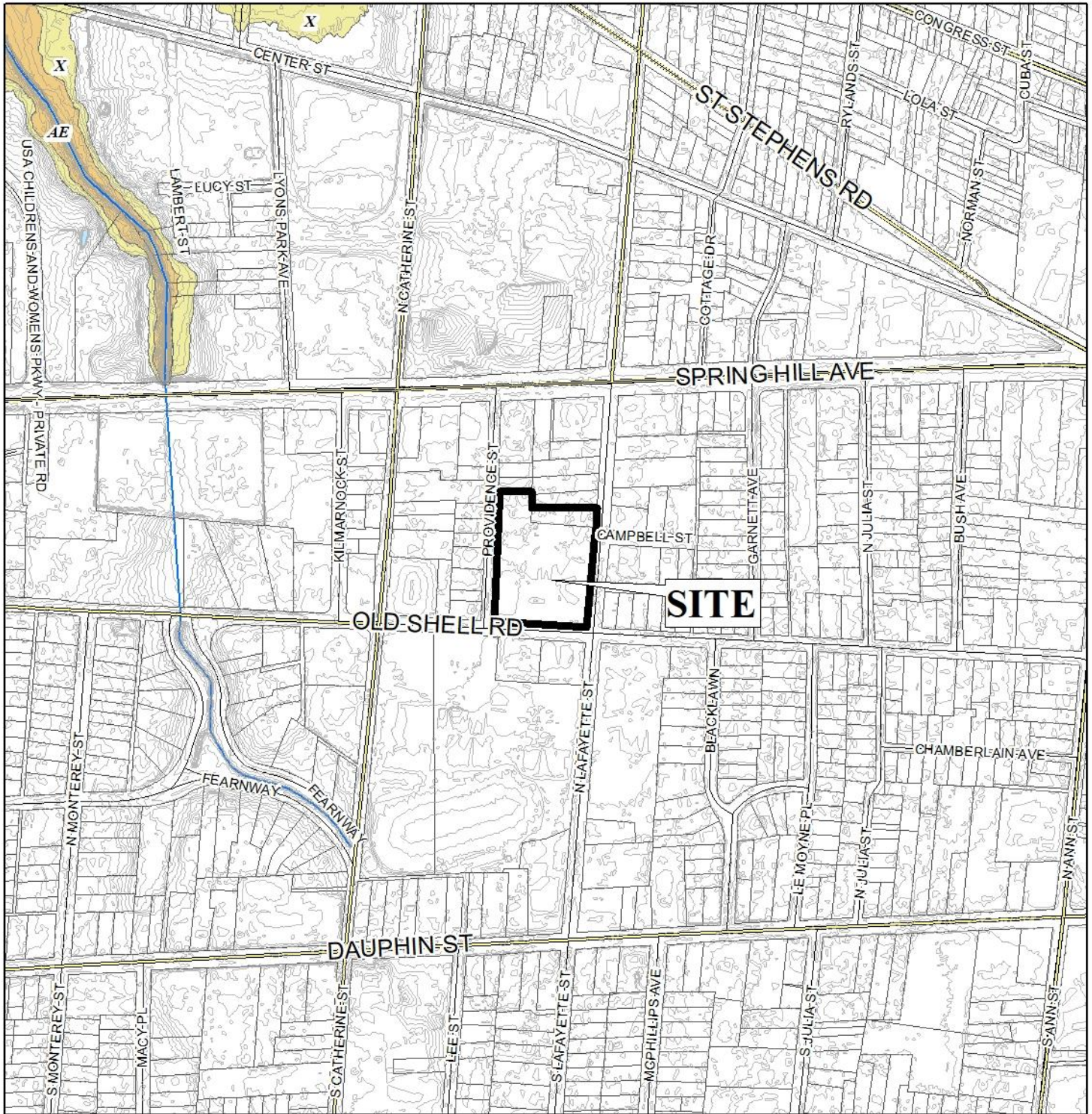
APPLICANT St. Mary Catholic School Subdivision, Revision and Addition

REQUEST Subdivision, PUD, Planning Approval

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|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. Commerical units lie north of the site.

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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units. Commerical units lie north of the site.

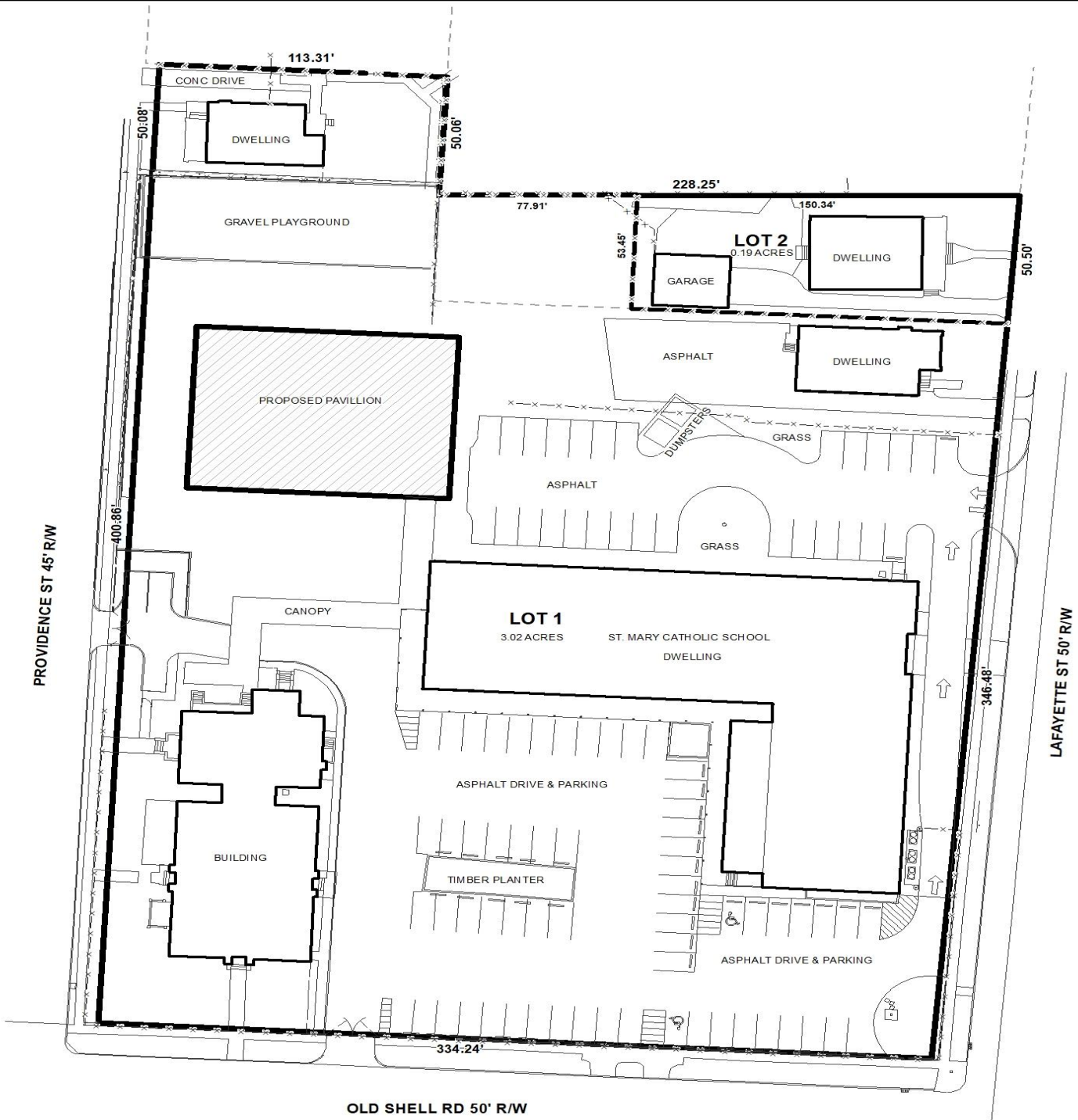
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SITE PLAN



The site plan illustrates the existing buildings, parking, fences, and proposed pavillion.

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