



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 7, 2017

St. Luke's Episcopal School
1400 University Blvd.
Mobile, AL 36609

Re: 1400 South University Boulevard
(South side of University Boulevard, at the Southern terminus of Georgian Drive).
Council District 4
ZON2017-00270 (Planned Unit Development)
St. Lukes Episcopal School

Dear Applicant(s)/ Property Owner(s):

At its meeting on April 6, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) **compliance with the City of Mobile's noise ordinance regarding the press box and the sound level requirements;**
- 2) **maintain compliance with the landscaping and tree planting requirements, including buffering;**
- 3) **compliance with Engineering comments: *"ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all***

St. Luke's Episcopal School PUD
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proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”;

- 4) *compliance with Traffic Engineering comments: “Driveway number, size, location and design are subject to the approved PUD for this site, shall be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 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 2015-116 and City Code Chapters 57 and 64).”;*
- 6) *compliance with Fire 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).”;*
- 7) **limited to a maximum of 65 occurrences per year, as requested in the application;**
- 8) **lights to be extinguished no later than 15 minutes after the end of the game;**
- 9) **provision of infill plantings within the buffers along the South and East property lines, plant material to be evergreen, with a minimum height of 6’, planted 10’ on center, and to be coordinated with the City’s Landscape Architect (Urban Designer);**
- 10) **compliance with the light levels illustrated on the photometric plan submitted with the application (or lower); and**
- 11) **full compliance with all municipal codes and ordinances.**

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

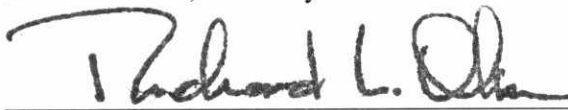
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning & Zoning

cc: Protestant Episcopal Church
Odom Architects, Inc.



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Council District 4
ZON2017-00269 (Planning Approval)
St. Lukes Episcopal School

Dear Applicant(s)/ Property Owner(s):

At its meeting on April 6, 2017, the Planning Commission considered for Planning Approval to amend a previously approved Planning Approval to allow new lighting for athletic area.

After discussion, the Planning Commission approved the above referenced request, subject to the following conditions:

- 1) **compliance with the City of Mobile's noise ordinance regarding the press box and the sound level requirements;**
- 2) **maintain compliance with the landscaping and tree planting requirements, including buffering;**
- 3) **compliance with Engineering comments: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the**

St. Luke's Episcopal School PA
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City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”;

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- 6) *compliance with Fire 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).”;* and
- 7) **full compliance with all municipal codes and ordinances.**

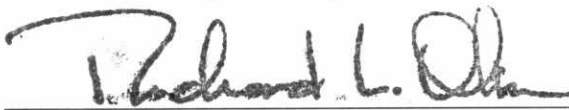
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