

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 4, 2008

St. Dominic Catholic Church
4156 Burma Road
Mobile, AL 36693

Re: Case #ZON2007-02598 (Planned Unit Development)
St. Dominic Catholic Church Subdivision
4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Planned Unit Development Approval for the Master Plan of an existing church to
allow multiple buildings on a single building site.

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

At its meeting on January 3, 2008, the Planning Commission considered for Planned Unit Development the site plan for the Master Plan of an existing church to allow multiple buildings on a single building site.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) completion of the subdivision process prior to the issuance of any permits;**
- 2) provision of screening of parking as required by Section 64.6.A.3.i of the Zoning Ordinance;**
- 3) lighting of parking facilities shall be provided in compliance with Section 64-6.A.3.c of the Zoning Ordinance;**
- 4) the approval by Urban Forestry for any work within Phase I (All work under the canopy of any preserved tree is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger);**
- 5) provision of sidewalks along all street frontages as illustrated on the site plan submitted;**
- 6) illustration of any necessary dumpster or trash receptacle, with minor revisions to parking and circulation layout to be approved by Planning staff, if necessary;**
- 7) full compliance with landscaping and tree planting requirements;**
- 8) full compliance with all municipal codes and ordinances; and**
- 9) there shall be no non-residential use of the house at the Northeast corner of the property until appropriate Planning applications have been submitted and approved; and**

St. Dominic Catholic Church Subdivision
January 4, 2008
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10) submission of a revised site plan reflecting the conditions prior to the issuance of any permits.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 4, 2008

St. Dominic Catholic Church
4156 Burma Road
Mobile, AL 36693

Re: Case #ZON2007-02611 (Planning Approval)

St. Dominic Catholic Church

4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
Planning Approval to allow the expansion of a parking lot at an existing church in
an R-1, Single-Family Residential district.

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

At its meeting on January 3, 2008, the Planning Commission considered for Planning Approval the site plan to allow the expansion of a parking lot at an existing church in an R-1, Single-Family Residential district.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) completion of the subdivision process prior to the issuance of any permits;**
- 2) provision of screening of parking as required by Section 64.6.A.3.i of the Zoning Ordinance;**
- 3) lighting of parking facilities shall be provided in compliance with Section 64-6.A.3.c of the Zoning Ordinance;**
- 4) the approval by Urban Forestry for any work within Phase I (All work under the canopy of any preserved tree is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger);**
- 5) provision of sidewalks along all street frontages as illustrated on the site plan submitted;**
- 6) illustration of any necessary dumpster or trash receptacle, with minor revisions to parking and circulation layout to be approved by Planning staff, if necessary;**
- 7) full compliance with landscaping and tree planting requirements;**
- 8) full compliance with all municipal codes and ordinances; and**

St. Dominic Catholic Church
January 4, 2008
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- 9) there shall be no non-residential use of the house at the Northeast corner of the property until appropriate Planning applications have been submitted and approved; and**
- 10) submission of a revised site plan reflecting the conditions prior to the issuance of any permit.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 4, 2008

St. Dominic Catholic Church
4156 Burma Road
Mobile, AL 36693

Re: Case #SUB2007-00274 (Subdivision)
St. Dominic Catholic Church Subdivision
4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
1 Lot 13.0± Acres

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

At its meeting on January 3, 2008, the Planning Commission considered the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the subdivision is limited to a maximum of three curb cuts to Burma Road, two curb cuts to Santa Maria Court, the curb cut nearest to Burma Road be converted to allow vehicles exiting the site only, with exact size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) placement of a note on the Final Plat stating that any live oak tree deemed a viable tree within the developed area be given preservation status (All work under the canopy is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger); and**
- 3) labeling of the lot with size in acres or square feet, or the provision of a table containing that information.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

St. Dominic Catholic Church Subdivision
January 4, 2008
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If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.