

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 2, 2011

St. Ignatius Parish  
3704 Springhill Avenue  
Mobile, AL 36608

**Re: Case #ZON2011-02808 (Planned Unit Development)**  
**St. Ignatius Parish**  
3650, 3704, 3708 and 3758 Springhill Avenue  
(Northwest corner of Springhill Avenue and Tuthill Lane and extending to the Northeast corner of Springhill Avenue and Knowles Street)  
Planned Unit Development Approval to amend a previously approved Planned Unit Development allowing multiple buildings on a single building site to include a future outdoor plaza, classrooms, parish hall, kitchen, cafeteria and parking facilities.  
Council District 7

Dear Applicant(s):

At its meeting on December 1, 2011, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development allowing multiple buildings on a single building site to include a future outdoor plaza, classrooms, parish hall, kitchen, cafeteria, and parking facilities.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **revision of the site plan to reflect dedication of right-of-way along Spring Hill Avenue (50-feet from centerline) and Knowles Street (25-feet from centerline), including a corner radius;**
- 2) **revision of the plat and site plan to depict and label the 25-foot minimum building setback from all open public rights-of-way;**
- 3) **revision of the site plan to depict and label a 10-foot minimum building setback and buffer from all other property boundaries that are not open public rights-of-ways;**
- 4) **revision of the site plan to depict any existing or proposed gated driveway entries or walls;**
- 5) **provision of a 6-foot high wooden privacy fence for the greenspace area at the 25-foot street setback and 10-foot buffer setback lines on the South, West, and North sides, removing the existing fence along Spring Hill Avenue with permits, prior to the use of the space;**
- 6) **provision of frontage trees for the greenspace area along Spring Hill Avenue and Knowles Street, to be coordinated with Urban Forestry;**

- 7) removal of barbed-wire from the existing fence along Knowles Street, or application for a variance to allow the barbed-wire to remain;
- 8) placement of a note on the site plan stating that a Traffic Impact Study will be required prior to the construction of any new buildings on the site, to be submitted to Traffic Engineering and Planning at least 2 months prior to the anticipated new construction;
- 9) placement of a note on the site plan stating that the site is limited to an approved Planned Unit Development and Planning Approval site plan;
- 10) placement of a note on the site plan stating that lighting of the site and parking areas will comply with Sections 64-6.A.3.c. and 64-4.A.2. of the Zoning Ordinance;
- 11) compliance with Engineering comments: *"Must comply with all stormwater and flood control ordinances, including providing stormwater detention plans and calculations for the proposed improvements. Provide a dedication of a minimum radius of 25', or as otherwise approved by the City, at the intersections of Spring Hill Avenue & Tuthill Lane, and at Spring Hill Avenue and Knowles Street. Any work performed in the existing ROW (right-of-way) will require a Right-of-Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements. Drainage from any existing or proposed dumpster pads cannot discharge to the storm sewer system; each pad must have a connection to the sanitary sewer system;"*
- 12) 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 61-929 and City Code Chapters 57 and 64). Coordinate with Urban Forestry the proposed grading under the drip line of the 33" Live Oak Tree located on the South side of the project area;*
- 13) placement of a note on the plat and site plan stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, prior to the issuance of any permits or land disturbance activities;
- 14) submission of a revised PUD site plan to the Planning Section of Urban Development prior to any request for land disturbance permits;
- 15) at the time of application for permit(s), the applicant is to submit letters of notification of permit submission, which are to be mailed to residents of Knowles Street as notified for these applications at the applicant's expense, to the Planning Section of Urban Development (letters to be date stamped by the Planning Section when received) and,
- 16) full compliance with all other municipal codes and ordinances.

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: Archbishop of Mobile  
Clark, Geer, Latham & Associates

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 2, 2011

St. Ignatius Parish  
3704 Springhill Avenue  
Mobile, AL 36608

**Re: Case #ZON2011-02810 (Planning Approval)**

**St. Ignatius Parish**

3650, 3704, 3708 and 3758 Springhill Avenue

(Northwest corner of Springhill Avenue and Tuthill Lane and extending to the Northeast corner of Springhill Avenue and Knowles Street)

Planning Approval to amend a previously approved Planning Approval allowing an existing church and school in an R-1, Single-Family Residential District.

Council District 7

Dear Applicant(s):

At its meeting on December 1, 2011, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval allowing an existing church and school in an R-1, Single-Family Residential District.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) **revision of the site plan to reflect dedication of right-of-way along Spring Hill Avenue (50-feet from centerline) and Knowles Street (25-feet from centerline), including a corner radius;**
- 2) **revision of the plat and site plan to depict and label the 25-foot minimum building setback from all open public rights-of-way;**
- 3) **revision of the site plan to depict and label a 10-foot minimum building setback and buffer from all other property boundaries that are not open public rights-of-ways;**
- 4) **revision of the site plan to depict any existing or proposed gated driveway entries or walls;**
- 5) **provision of a 6-foot high wooden privacy fence for the greenspace area at the 25-foot street setback and 10-foot buffer setback lines on the South, West, and North sides, removing the existing fence along Spring Hill Avenue with permits, prior to the use of the space;**
- 6) **provision of frontage trees for the greenspace area along Spring Hill Avenue and Knowles Street, to be coordinated with Urban Forestry;**
- 7) **removal of barbed-wire from the existing fence along Knowles Street, or application for a variance to allow the barbed-wire to remain;**

- 8) placement of a note on the site plan stating that a Traffic Impact Study will be required prior to the construction of any new buildings on the site, to be submitted to Traffic Engineering and Planning at least 2 months prior to the anticipated new construction
- 9) placement of a note on the site plan stating that the site is limited to an approved Planned Unit Development and Planning Approval site plan;
- 10) placement of a note on the site plan stating that lighting of the site and parking areas will comply with Sections 64-6.A.3.c. and 64-4.A.2. of the Zoning Ordinance;
- 11) compliance with Engineering comments: *"Must comply with all stormwater and flood control ordinances, including providing stormwater detention plans and calculations for the proposed improvements. Provide a dedication of a minimum radius of 25', or as otherwise approved by the City, at the intersections of Spring Hill Avenue & Tuthill Lane, and at Spring Hill Avenue and Knowles Street. Any work performed in the existing ROW (right-of-way) will require a Right-of-Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements. Drainage from any existing or proposed dumpster pads cannot discharge to the storm sewer system; each pad must have a connection to the sanitary sewer system;"*
- 12) 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 61-929 and City Code Chapters 57 and 64). Coordinate with Urban Forestry the proposed grading under the drip line of the 33" Live Oak Tree located on the South side of the project area;"*
- 13) placement of a note on the plat and site plan stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, prior to the issuance of any permits or land disturbance activities;
- 14) submission of a revised PUD site plan to the Planning Section of Urban Development prior to any request for land disturbance permits;
- 15) at the time of application for permit(s), the applicant is to submit letters of notification of permit submission, which are to be mailed to residents of Knowles Street as notified for these applications at the applicant's expense, to the Planning Section of Urban Development (letters to be date stamped by the Planning Section when received;) and,
- 16) full compliance with all other municipal codes and ordinances.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

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