



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 13, 2020

St. Ignatius Parish, Mobile
3704 Springhill Ave
Mobile, AL 36608

Re: 3650, 3704, 3708 & 3758 Spring Hill Avenue

(Northwest corner of Spring Hill Avenue and Tuthill Avenue and extending to the Northeast corner of Spring Hill Avenue and Knowles Street).

Council District 7

PUD-001254-2020 (Planned Unit Development)

St. Ignatius Parish

Planned Unit Development to amend a previously approved Master Plan for an existing church and school in an R-1, Single-Family Residential District to allow an expansion of the site.

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

At its meeting on May 7, 2020, the Planning Commission considered the above referenced Planned Unit Development to amend a previously approved Master Plan for an existing church and school in an R-1, Single-Family Residential District to allow an expansion of the site.

After discussion, the Planning Commission Approved the Planned Unit Development with the following findings of facts:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because it will allow additional and upgraded facilities for an existing church and school;
- 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 the continuation of the activities for both the church and school during the course of construction;
- 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 most of the proposed development is within the already-developed portion of the over-all site;
- 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 perimeter disturbance is proposed other than along Spring Hill Avenue;

St. Ignatius Parish PUD-001254-2020
May 13, 2020

- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there will be little new development within the open spaces of the site;
- 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 approval is subject to the following conditions:

- 1) retention all notes on the site plan;
- 2) compliance with the Engineering comments: *(Retain NOTES #13 - #18, as shown on the PUD SITE PLAN as submitted.);*
- 3) placement of a note on the site plan stating the plan will comply with the Traffic Engineering comments: *New PUD Site Plan shows 1 curb cut on Springhill Avenue where there are currently 5. All curb cuts except the one shown on the new site plan should be properly abandoned and repaired with curb and gutter, landscaping, and sidewalk, etc. New PUD Site Plan shows 3 curb cuts to Tuthill Lane where there are 3 existing. All 3 can remain but the center location should be repaired to provide correct radii and curbing/paving layout. There is existing asphalt paving in the ROW that should be removed and the area should be repaired to COM standard driveway/drainage/sidewalk/neutral ground layout. 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. All 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;*
- 4) 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit];*
- 5) 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).];*
- 6) submission to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan containing the amended project sequences and any other required additional notes;
- 7) obtaining of demolition permits for each building proposed to be demolished; and
- 8) full compliance with all municipal codes and ordinances.

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

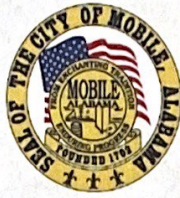
Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

St. Ignatius Parish PUD-001254-2020
May 13, 2020

By: Margaret Pappas/SW
Margaret Pappas
Deputy Director of Planning and Zoning

Cc: Archdiocese of Mobile



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 13, 2020

St. Ignatius Parish, Mobile
3704 Springhill Ave
Mobile, AL 36608

Re: 3650, 3704, 3708 & 3758 Spring Hill Avenue

(Northwest corner of Spring Hill Avenue and Tuthill Avenue and extending to the
Northeast corner of Spring Hill Avenue and Knowles Street).

Council District 7

PA-001255-2020 (Planning Approval)

St. Ignatius Parish

Planning Approval to amend a previously approved Master Plan for an existing church and school
in an R-1, Single-Family Residential District to allow an expansion of the site.

Dear Applicant(s):

At its meeting on May 7, 2020 the Planning Commission considered Planning Approval to amend a
previously approved Master Plan for an existing church and school in an R-1, Single-Family Residential District
to allow an expansion of the site.

**After discussion, the Planning Commission Approved the Planning Approval with the
following findings of facts:**

- 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 fact that no new site activities are proposed;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because the number of curb cuts along Spring Hill Avenue are proposed to be reduced; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because a down-scaling of the number of school teaching stations, church seating and parking spaces is proposed.

The approval is subject to the following conditions:

- 1) retention all notes on the site plan;

P.O. BOX 1827 ■ MOBILE, ALABAMA 36633-1827

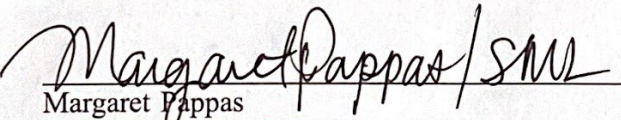
St. Ignatius Parish PA-001255-2020
May 13, 2020

- 2) placement of a note on the site plan stating the plan will comply with the Traffic Engineering comments: *New PUD Site Plan shows 1 curb cut on Springhill Avenue where there are currently 5. All curb cuts except the one shown on the new site plan should be properly abandoned and repaired with curb and gutter, landscaping, and sidewalk, etc. New PUD Site Plan shows 3 curb cuts to Tuthill Lane where there are 3 existing. All 3 can remain but the center location should be repaired to provide correct radii and curbing/paving layout. There is existing asphalt paving in the ROW that should be removed and the area should be repaired to COM standard driveway/drainage/sidewalk/neutral ground layout. 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. All 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;*
- 3) 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 4) 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).];*
- 5) submission to and approval by Planning and Zoning of two (2) copies of a revised Planning Approval site plan containing the amended project sequences and any other required additional notes;
- 6) obtaining of demolition permits for each building proposed to be demolished; and
- 7) full compliance with all 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
Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

Cc: Archdiocese of Mobile