

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 19, 2008

Spring Hill College
Dr. Charmaine May
4000 Dauphin Street
Mobile, AL 36608

Re: Case #ZON2008-02842
Spring Hill College
4000 Dauphin Street
(North side of Dauphin Street, 1800'± West of Interstate 65).
Planned Unit Development Approval to amend a previously approved Master Plan for an existing college in an R-1, Single-Family Residential District to show the new student center in the same location as the old student center.

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

At its meeting on December 18, 2008, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Master Plan for an existing college in an R-1, Single-Family Residential District to show the new student center in the same location as the old student center.

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

- 1) **placement of a note on the site plan stating that Planned Unit Development review is site plan specific; therefore any future changes (parking, structure expansion, etc.,) must be resubmitted for Planned Unit Development review, and be approved through the planning process;**
- 2) **placement of a note on the site plan stating that the site will be constructed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;**
- 3) **full compliance with all municipal codes and ordinances; and**

- 4) subject to Engineering comments: (Show Flood Zones and Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers).

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