

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 20, 2009

Protestant Episcopal Church in the Diocese of the Central Gulf Coast, Inc.
201 N. Baylen Street
Pensacola, Florida 32502

Re: Case #SUB2009-00007 (Subdivision)
St. Luke's Episcopal Upper School Subdivision
1400 South University Boulevard
(South side of University Boulevard, 490'± East of Grelot Road).
1 Lot / 31.0± Acres

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

At its meeting on February 19, 2009, the Planning Commission approved 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 South University Boulevard, and any changes to the existing curb cuts concerning the size, location, and design are 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 (DXF or DWG – AutoCAD 2007 compatible) 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. Luke's Episcopal Upper School Subdivision

February 20, 2009

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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.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 20, 2009

Protestant Episcopal Church in the Diocese of the Central Gulf Coast, Inc.
201 N. Baylen Street
Pensacola, Florida 32502

Re: Case #ZON2009-00215 (Planned Unit Development)
St. Luke's Episcopal Upper School Subdivision
1400 South University Boulevard
(South side of University Boulevard, 490'± East of Grelot Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on February 19, 2009, the Planning Commission considered for Planned Unit Development the site plan 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 the street frontage;**
- 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 the total landscaping and tree planting requirements;**
- 8) **full compliance with all municipal codes and ordinances;**
- 9) **submission of a revised site plan reflecting the conditions prior to the issuance of any permits; and**
- 10) **provision of a Traffic Impact Study.**

St. Luke's Episcopal Upper School Subdivision

February 20, 2009

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By: _____

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.

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LETTER OF DECISION**

February 20, 2009

Protestant Episcopal Church in the Diocese of the Central Gulf Coast, Inc.
201 N. Baylen Street
Pensacola, Florida 32502

Re: Case #ZON2009-00250 (Planning Approval)
St. Luke's Episcopal Upper School
1400 South University Boulevard
(South side of University Boulevard, 490'± East of Grelot Road).
Planning Approval to allow a gymnasium expansion at an existing school in a B-1, Buffer Business District.

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

At its meeting on February 19, 2009, the Planning Commission considered for Planning Approval the site plan to allow a gymnasium expansion at an existing school in a B-1, Buffer Business 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 the street frontage;**
- 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 the total landscaping and tree planting requirements;**
- 8) **full compliance with all municipal codes and ordinances;**
- 9) **submission of a revised site plan reflecting the conditions prior to the issuance of any permits; and**

St. Luke's Episcopal Upper School

February 20, 2009

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10) provision of a Traffic Impact Study.

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

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