

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 19, 2010

St. Paul's Episcopal Schl
161 Dogwood Ln.
Mobile, AL 36690

Re: Case #ZON2010-00470 (Planned Unit Development)

St Paul's Episcopal School

161 Dogwood Lane

(Area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane, [vacated], South Avenue, Spring Hill College, and Provident Lane).

Planned Unit Development Approval to amend a previously approved Master Plan for an existing school in an R-1, Single Family Residential District, to allow the construction of a new press box addition, track/field house, covered football practice facility, visitors' restroom facility, camera towers, and sponsor billboards.

Dear Applicant(s):

At its meeting on March 18, 2010, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Master Plan for an existing school in an R-1, Single Family Residential District, to allow the construction of a new press box addition, track/field house, covered football practice facility, visitors' restroom facility, camera towers, and sponsor billboards.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) provision of a revised Campus Master Plan with any future application proposing new facilities not depicted on the Master Plan that was approved at the June 15, 2006, meeting of the Planning Commission;**
- 2) submission of individual applications for each project (other than those involved in this amended application), providing detailed information with regard to the numbers of classrooms involved, number of parking spaces provided, and detailed information on the location of proposed improvements;**
- 3) 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). The Mobile Planning Commission on January 8, 2004, required the entire St. Paul's campus to comply with the tree planning requirements of the Zoning Ordinance. Urban Forestry requests an updated campus landscape plan showing the required trees);

- 4) *compliance with City Engineering comments: (The applicant shall provide detention for all impervious areas added to the site since 1984. If an existing detention facility is to be utilized, then the engineer shall certify that the existing detention facilities are properly functioning and has adequate capacity to capture and detain storm drainage from the site. Need to locate and indicate on the plans the existing storm drainage structures coming from the unopened ROW of Myrtlewood Ln. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit); and,*
- 5) **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

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Clark, Geer, Latham

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 19, 2010

St. Paul's Episcopal Schl
161 Dogwood Ln.
Mobile, AL 36690

Re: Case #ZON2010-00469 (Planning Approval)

St Paul's Episcopal School

161 Dogwood Lane

(Area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane, [vacated], South Avenue, Spring Hill College, and Provident Lane).

Planning Approval to allow the construction of a new press box addition, track/field house, covered football practice facility, visitors' restroom facility, camera towers, and sponsor billboards at an existing school in an R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on March 18, 2010, the Planning Commission considered for Planning Approval the site plan to allow the construction of a new press box addition, track/field house, covered football practice facility, visitors' restroom facility, camera towers, and sponsor billboards at an existing school in an R-1, Single-Family Residential District.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) provision of a revised Campus Master Plan with any future application proposing new facilities not depicted on the Master Plan that was approved at the June 15, 2006, meeting of the Planning Commission;**
- 2) submission of individual applications for each project (other than those involved in this amended application), providing detailed information with regard to the numbers of classrooms involved, number of parking spaces provided, and detailed information on the location of proposed improvements;**
- 3) 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). The Mobile Planning Commission on January 8, 2004, required the entire St. Paul's campus to comply with the tree planning***

- requirements of the Zoning Ordinance. Urban Forestry requests an updated campus landscape plan showing the required trees);*
- 4) *compliance with City Engineering comments: (The applicant shall provide detention for all impervious areas added to the site since 1984. If an existing detention facility is to be utilized, then the engineer shall certify that the existing detention facilities are properly functioning and has adequate capacity to capture and detain storm drainage from the site. Need to locate and indicate on the plans the existing storm drainage structures coming from the unopened ROW of Myrtlewood Ln. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit); and,*
- 5) **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

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Clark, Geer, Latham