

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 16, 2006

St. Luke Baptist Church
751 Texas St.
Mobile, AL 36603

Re: Case #ZON2006-00904 (Planning Approval)
St. Luke Baptist Church
751 Texas Street
(Southeast corner of Texas Street and South Bayou Street).

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

At its meeting on June 15, 2006, the Planning Commission considered for Planning Approval the site plan to allow the expansion of an existing church in an R-3, Multi-Family Residential District to include new restroom facilities and a fellowship hall.

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

- 1) depiction of stormwater detention, if required by City Engineering;
- 2) revision of note # 4 to read: "Preservation status is given to the 45-inch Live Oak Tree located on the Northwest side of the existing church building; any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger," and retaining of notes # 1-3, and 5-6, as depicted on the revised site plan;
- 3) completion of the Subdivision process;
- 4) full compliance with all other municipal codes and ordinances; and
- 5) provision of the revised site plan (depicting stormwater detention – if required – and revised note #4) to Urban Development.

St Luke Baptist Church
June 16, 2006
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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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 16, 2006

St. Luke Baptist Church
751 Texas St.
Mobile, AL 36603

Re: Case #ZON2006-00903 (Planned Unit Development)
St. Luke Subdivision
751 Texas Street
(Southeast corner of Texas Street and South Bayou Street).

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

At its meeting on June 15, 2006, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) depiction of stormwater detention, if required by City Engineering;**
- 2) revision of note # 4 to read: "Preservation status is given to the 45-inch Live Oak Tree located on the Northwest side of the existing church building; any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger," and retaining of notes # 1-3, and 5-6, as depicted on the revised site plan;**
- 3) completion of the Subdivision process;**
- 4) full compliance with all other municipal codes and ordinances; and**
- 5) provision of the revised site plan (depicting stormwater detention – if required – and revised note #4) to Urban Development.**

St. Luke Subdivision
June 16, 2006
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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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 16, 2006

St. Luke Baptist Church
751 Texas St.
Mobile, AL 36616

Re: Case #SUB2006-00080 (Subdivision)
St. Luke Subdivision
751 Texas Street
(Southeast corner of Texas Street and South Bayou Street).
1 Lot / 1.2± Acres

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

At its meeting on June 15, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the plat stating that the site is limited to the existing curb-cuts;**
- 2) delineation of flood zones on the plat, per Engineering requirements;**
- 3) notation of required finished floor elevations on the plat, per Engineering requirements;**
- 4) placement of a note on the plat stating that no permanent structures may be built within the drainage and utility easements; and**
- 5) full compliance with all other municipal codes and ordinances.**

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 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 Subdivision
June 16, 2006
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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: Frank A. Dagley & Associates, Inc.