

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 2, 2008

St. Dominic Catholic Church  
4156 Burma Road  
Mobile, AL 36693

**Re: Case #ZON2008-01036 (Planned Unit Development)**

**St. Dominic Catholic Church**

4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court  
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).  
Planned Unit Development Approval to amend the Master Plan of an existing church to allow multiple buildings on a single building site.

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

At its meeting on May 1, 2008, the Planning Commission considered for Planned Unit Development the site plan to amend the Master Plan of an existing church to allow multiple buildings on a single building site.

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

- 1) **completion of the subdivision process prior to the issuance of any permits;**
- 2) **compliance with Engineering Comments (Engineering will require stormwater detention for all proposed impervious surfaces, even if currently paved, to alleviate downstream flooding. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands);**
- 3) **provision of screening of parking as required by Section 64.6.A.3.i of the Zoning Ordinance;**
- 4) **lighting of parking facilities shall be provided in compliance with Section 64-6.A.3.c of the Zoning Ordinance;**
- 5) **provision of sidewalks along all street frontages as illustrated on the site plan submitted;**
- 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;**

**St. Dominic Catholic Church**

**May 2, 2008**

**Page 2**

- 7) the privacy fence along the north and east property lines be revised to provide a minimum 15' setback from Santa Maria Court, and to be 8-feet in height;**
- 8) hours of use of the residential structure to be limited to 8:00 AM – 9:00 PM;**
- 9) full compliance with landscaping and tree planting requirements;**
- 10) provision of a Traffic Impact Study prior to any future applications; and**
- 11) 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**

Mr. William DeMouy, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 2, 2008

St. Dominic Catholic Church  
4156 Burma Road  
Mobile, AL 36693

**Re: Case #ZON2008-01035 (Planning Approval)**

**St. Dominic Catholic Church**

4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court  
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).  
Planning Approval to allow parking lot improvements and the use of a single-family residential dwelling for church functions at an existing church in an R-1, Single-Family Residential District.

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

At its meeting on May 1, 2008, the Planning Commission considered for Planning Approval the site plan to allow a parking lot improvements and the use of a single-family residential dwelling for church functions at an existing church in an R-1, Single-Family Residential 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) **compliance with Engineering Comments (Engineering will require stormwater detention for all proposed impervious surfaces, even if currently paved, to alleviate downstream flooding. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands);**
- 3) **provision of screening of parking as required by Section 64.6.A.3.i of the Zoning Ordinance;**
- 4) **lighting of parking facilities shall be provided in compliance with Section 64-6.A.3.c of the Zoning Ordinance;**
- 5) **provision of sidewalks along all street frontages as illustrated on the site plan submitted;**

**St. Dominic Catholic Church**

**May 2, 2008**

**Page 2**

- 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) the privacy fence along the north and east property lines be revised to provide a minimum 15' setback from Santa Maria Court, and to be 8-feet in height;**
- 8) hours of use of the residential structure to be limited to 8:00 AM – 9:00 PM;**
- 9) full compliance with landscaping and tree planting requirements;**
- 10) provision of a Traffic Impact Study prior to any future applications; and**
- 11) 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,

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Deputy Director of Planning