

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2008

Archbishop of Mobile
400 Government Street
Mobile, AL 36602

Re: Case #ZON2008-00232 (Planned Unit Development)
Archdiocese of Mobile, McGill-Toolen High School, Rev. Bry Shields
3610 Michael Boulevard
(Northeast corner of Michael Boulevard and Marion Beckham Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the expansion of an existing stadium complex with multiple buildings on a single building site.

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

At its meeting on February 21, 2008, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the expansion of an existing stadium complex with multiple buildings on a single building site.

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

- 1) the construction be limited to the submitted and approved site plan;**
- 2) the provision landscaping, trees and buffering (25-foot undisturbed) where the site abuts residential uses;**
- 3) revision of the site plan to depict sidewalks along all road frontages;**
- 4) revision of the site plan to depict any dumpster storage facility, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 5) placement of a note on the site plan stating that on-site lighting must fully comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 6) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final subdivision plat;**
- 7) a letter from the owner's of Matthews Park and the YMCA allowing for overflow parking on their sites;**
- 8) completion of the Subdivision process;**
- 9) full compliance with all other municipal codes and ordinances; and**
- 10) the submission and approval of a Traffic Impact Study as required by Traffic Engineering.**

Archbishop of Mobile
February 22, 2008
Page 2

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**

February 22, 2008

Archdiocese of Mobile – McGill-Toolen HS
Attn: Reverend Bry Shields
400 Government Street
Mobile, AL 36602

Re: Case #ZON2008-00230 (Planning Approval)
Archdiocese of Mobile, McGill-Toolen High School, Rev. Bry Shields
3610 Michael Boulevard
(Northeast corner of Michael Boulevard and Marion Beckham Drive).
Planning Approval to amend a previously approved Planning Approval to allow the expansion of a private school athletic complex in an R-1, Single-Family Residential District to include additional stadium seating, a field house, concession stand, and additional parking.

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

At its meeting on February 21, 2008, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval to allow the expansion of a private school athletic complex in an R-1, Single-Family Residential District to include additional stadium seating, a field house, concession stand, and additional parking

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

- 1) the construction be limited to the submitted and approved site plan;**
- 2) the provision landscaping, trees and buffering (25-foot undisturbed) where the site abuts residential uses;**
- 3) revision of the site plan to depict sidewalks all road frontages;**
- 4) revision of the site plan to depict any dumpster storage facility, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 5) placement of a note on the site plan stating that on-site lighting must fully comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 6) provision of a revised Planning Approval site plan to the Planning Section of Urban Development prior to the signing of the final subdivision plat;**
- 7) a letter from the owner's of Matthews Park and the YMCA allowing for overflow parking on their sites;**

Archdiocese of Mobile, McGill-Toolen High School, Rev. Bry Shields
February 22, 2008
Page 2

- 8) completion of the Subdivision process;**
- 9) full compliance with all other municipal codes and ordinances; and**
- 10) the submission and approval of a Traffic Impact Study as required by Traffic Engineering.**

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