

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

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

Re: Case #SUB2007-00274 (Subdivision)
St. Dominic Catholic Church Subdivision
4068, 4156, & 4160 Burma Road, and 1168 Santa Maria Court
(North side of Burma Road, between Santa Maria Court and St. Dominic Place).
1 Lot 13.0± Acres

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

At its meeting on December 6, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the January 3rd meeting to allow the applicant to provide by December 12th:

- 1) the placement of a note on the Final Plat limiting the site to three curb cuts to Burma Road; and**
- 2) the placement of a note on the Final Plat stating that any more development to the campus would require a Traffic Impact Study.**

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**

December 7, 2007

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

Re: Case #ZON2007-02598 (Planned Unit Development)
St. Dominic Catholic Church Subdivision
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 for 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 December 6, 2007, the Planning Commission considered for Planned Unit Development the site plan for the Master Plan of an existing church to allow multiple buildings on a single building site.

After discussion, it was decided to holdover this plan until the January 3rd meeting, with revisions due to Urban Development by December 12th for the following reasons:

- 1) submission of a letter from the Diocese stating the approval of the submission of the application;**
- 2) submission of complete mailing labels and mailing fees;**
- 3) revision of the site plan to depict existing and proposed dumpster storage locations, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 4) revision of the site plan to depict existing and proposed new parking, and on-site circulation;**
- 5) placement of a note on the site plan stating that lighting shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic;**
- 6) revision of the site plan to accurately depict all existing curb-cuts, and modifications thereof , as well as proposed curb-cuts;**
- 7) revision of the site plan to provide frontage trees and landscaping along Burma Road, where possible;**
- 8) the depiction of the existing frontage landscape and the proposed frontage landscaping of the new parking layout;**

St. Dominic Catholic Church Subdivision
December 7, 2007
Page 2

- 9) submission of information of the use and hours of operation for the building along Santa Maria Court; and**
- 10) submission of information of the school enrollment and capacity of the number of seating available in the sanctuary.**

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**

December 7, 2007

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

Re: Case #ZON2007-02611 (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 the expansion of a parking lot at an existing church in
an R-1, Single-Family Residential district.

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

At its meeting on December 6, 2007, the Planning Commission considered for Planning Approval the site plan to allow the expansion of a parking lot at an existing church in an R-1, Single-Family Residential district.

After discussion, it was decided to holdover this plan until the January 3rd meeting, with revisions due to Urban Development by December 12th for the following reasons:

- 1) submission of a letter from the Diocese stating the approval of the submission of the application;**
- 2) submission of complete mailing labels and mailing fees;**
- 3) revision of the site plan to depict existing and proposed dumpster storage locations, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 4) revision of the site plan to depict existing and proposed new parking, and on-site circulation;**
- 5) placement of a note on the site plan stating that lighting shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic;**
- 6) revision of the site plan to accurately depict all existing curb-cuts, and modifications thereof , as well as proposed curb-cuts;**
- 7) revision of the site plan to provide frontage trees and landscaping along Burma Road, where possible;**
- 8) the depiction of the existing frontage landscape and the proposed frontage landscaping of the new parking layout;**

St. Dominic Catholic Church
December 7, 2007
Page 2

- 9) submission of information of the use and hours of operation for the building along Santa Maria Court; and**
- 10) submission of information of the school enrollment and capacity of the number of seating available in the sanctuary.**

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