

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 21, 2007

Fr. Bry Shields  
1501 Old Shell Road  
Mobile, AL 36604

**Re: Case #ZON2007-02212 (Planned Unit Development)**

**McGill-Toolen High School (Fr. Bry Shields)**

1501 Old Shell Road

(South side of Old Shell Road, extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 696'±).

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on September 20, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to holdover this plan the October 18<sup>th</sup> meeting to allow the applicant to provide revised site plans by September 27<sup>th</sup>:

- 1) the construction be limited to the submitted and approved site plan;**
- 2) the provision of landscaping, trees and buffering 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; and**
- 6) full compliance with all other municipal codes and ordinances.**

**McGill-Toolen High School (Fr. Bry Shields)**  
**September 21, 2007**  
**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**

September 21, 2007

Fr. Bry Shields  
1501 Old Shell Road  
Mobile, AL 36604

**Re: Case #ZON2007-02213 (Planning Approval)  
McGill-Toolen High School (Fr. Bry Shields)**

1501 Old Shell Road

(South side of Old Shell Road, extending from the West side of Lafayette Street to the East side of Catherine Street; Northwest corner of Old Shell Road and Kilmarnock Street, and North side of Old Shell Road between Kilmarnock Street and Catherine Street; Northeast corner of Dauphin Street and Lafayette Street; Northwest corner of Dauphin Street and Lafayette Street; Southeast corner of Old Shell Road and Lafayette Street and extending South along the East side of Lafayette Street 696'±).

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

At its meeting on September 20, 2007, the Planning Commission considered for Planning Approval the site plan to amend the previously approved Comprehensive Master Plan for an existing church school in an R-1, Single-Family Residential district to allow its expansion to include existing parking and entrance drive reconfigurations, a covered walkway between across-street sites, new science classroom buildings, a new student center, and a new classroom building.

After discussion, it was decided to holdover this plan until the October 18<sup>th</sup> meeting to allow the applicant to provide revised site plans by September 27<sup>th</sup>:

- 1) the revision of the Planning Approval site plan to include all parking areas that are used by the students and staff and reflect the change in parking spaces and reduction of landscaping with plan detail regarding the connection of the proposed parking facility with existing parking facilities so that staff can determine if existing parking and circulation facilities will be impacted;**
- 2) the illustration of sidewalks or the submission of a sidewalk waiver;**
- 3) a revised site plan depicting compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance for the entire site; and**
- 4) the approval of the design and location of existing parking spaces along North Catherine Street within the right-of-way.**

**McGill-Toolen High School (Fr. Bry Shields)**  
**September 21, 2007**  
**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

cc: Rester and Coleman Engineers, Inc.