



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 27, 2023

Laura M. Davis
McCrary & Williams, Inc.
3207 International Drive
Mobile, Alabama 36606

Re: 161 DOGWOOD LANE
MOD-002524-2023

St. Paul's Girls Softball Field Locker Room
St. Paul's Episcopal School, McCrary & Williams
District 7

Modification of a previously approved Planned Unit Development to allow the construction of a locker room for an existing church school in an R-1, Single-Family Residential Suburban District.

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

At its meeting on June 15, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planned Unit Development (PUD):

- A. The requests are consistent with all applicable requirements of this Chapter;**
- B. The requests are compatible with the character of the surrounding neighborhood;**
- C. The requests will not impede the orderly development and improvement of surrounding property;**
- D. The requests will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;**
- E. The requests will minimize traffic hazards and traffic congestion on the public roads;**
- F. The requests are not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas;**
- G. The requests shall not be detrimental or endanger the public health, safety or general welfare; and**
- H. Benefits Consideration. The requests will be in the City's and the larger community's best interests.**

MOD-002524-2023 St. Paul's Girls Softball Field Locker Room
June 27, 2023

As such, the Planning Commission voted to recommend Approval of the Major PUD subject to the following conditions:

1. Full compliance with all 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, **five** copies of the recorded plat (including instrument number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

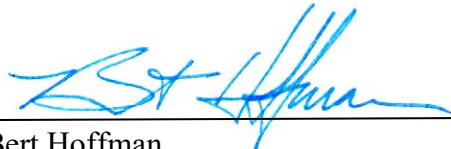
The advertising fee for this application based on the current legal description is \$542.26. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Bert Hoffman
Deputy Director of Long-Range Planning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 27, 2023

Laura M. Davis
McCrary & Williams, Inc.
3207 International Drive
Mobile, Alabama 36606

Re: 161 DOGWOOD LANE
MOD-002525-2023

St. Paul's Girls Softball Field Locker Room
St. Paul's Episcopal School, McCrary & Williams
District 7

Modification of a previously approved Planning Approval to allow the construction of a locker room for an existing church school in an R-1, Single-Family Residential Suburban District.

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

At its meeting on June 15, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planning Approval (PA) Modification request:

- A. The requests are consistent with all applicable requirements of this Chapter;**
- B. The requests are compatible with the character of the surrounding neighborhood;**
- C. The requests will not impede the orderly development and improvement of surrounding property;**
- D. The requests will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;**
- E. The requests will minimize traffic hazards and traffic congestion on the public roads;**
- F. The requests are not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas;**
- G. The requests shall not be detrimental or endanger the public health, safety or general welfare; and**
- H. Benefits Consideration. The requests will be in the City's and the larger community's best interests.**

MOD-002525-2023 St. Paul's Girls Softball Field Locker Room
June 27, 2023

As such, the Planning Commission voted to recommend Approval of the Major Planning Approval (PA) Modification to the City Council, subject to the following condition:

1. Full compliance with all 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, **five** copies of the recorded plat (including instrument number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

The advertising fee for this application based on the current legal description is \$541.50. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

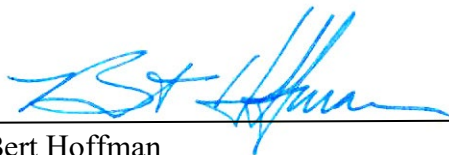
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Bert Hoffman

Deputy Director of Long-Range Planning