

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2004

St. Paul's Episcopal School
161 Dogwood Ln.
Mobile, AL 36608

Re: Case #ZON2003-02867 (Planned Unit Development)

St. Paul's Episcopal School

161 Dogwood Lane (Campus area bounded by Old Shell Road, Dogwood Lane, Loyola Lane, Myrtlewood Lane [vacated], South Avenue, Spring Hill College, and Provident Lane).

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

At its meeting on January 8, 2004, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Master Plan for an existing school in an R-1, Single-Family Residential district.

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

- 1) **submission of individual applications for each project (other than those involved in this amended application), providing detailed information with regard to the numbers of classrooms involved, number of parking spaces provided, and detailed information on the location of proposed improvements;**
- 2) **provision of information with regard to enrollment, broken down by elementary school level, middle school level and high school level, as well as a count of all parking space available to ensure compliance with the parking requirements;**
- 3) **property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64);**
- 4) **full compliance with the landscaping and tree planting requirements of the Ordinance for the entire campus, to be coordinated with and approved by Urban Forestry;**
- 5) **full compliance with City Engineering Comments including the provision of a comprehensive drainage plan; and**
- 6) **full compliance with all municipal codes and ordinances.**

St. Paul's Episcopal School (PUD)
January 9, 2004
Page 2

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II