



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
February 25, 2019

St. Ignatius Parish, Mobile
3704 Springhill Ave
Mobile, AL 36608

**Re: 3650, 3704, 3708 & 3758 Spring Hill Avenue
(Northwest corner of Spring Hill Avenue and Tuthill Avenue and extending to the Northeast corner of Spring Hill Avenue and Knowles Street).
Council District 7
PUD-000822-2019 (Planned Unit Development)
St. Ignatius Parish, Mobile**

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

At its meeting on February 21, 2019, the Planning Commission considered the above referenced Planned Unit Development to amend a previously approved Master Plan for an existing church and school in an R-1, Single-Family Residential District to allow an expansion of the site.

After discussion, the commission determined the following Findings of Fact for Approval of the Planned Unit Development:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because it will allow additional and upgraded facilities for an existing church and school;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of facilities than is generally possible under district regulations), because it will allow the continuation of the activities for both the church and school during the course of construction;
- c) the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because most of the proposed development is within the already-developed portion of the over-all site;
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because no perimeter disturbance is proposed other than along Spring Hill Avenue;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there will be little new development within the open spaces of the site;

- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because existing utilities, streets and public utilities will be utilized.

The Approval is to the following conditions:

- 1) placement of a note on the site plan stating that any future development will require Planned Unit Development approval prior to the issuance of any permits;
- 2) revision of the site plan to either indicate the proposed church building and administration building meeting the recorded 25' minimum building setback of Saint Ignatius Parish Subdivision, Resubdivision of, or the amending of that plat via a new subdivision to allow the proposed setbacks;
- 3) revision of the legal description on the site plan to either use the current recorded legal description or the legal description of an amended plat should be used, if the plat is amended to allow the proposed reduced building setbacks;
- 4) revision of the site plan to correct the 25' minimum building setback line along Knowles Street so as to be measured from the current right-of-way line on the recorded subdivision plat and not from the previous right-of-way line prior to frontage dedication;
- 5) revision of the site plan to indicate the recorded 7.5' drainage and utility easement within the Northwest portion of the site where the new detention pond is proposed;
- 6) placement of a note on the site plan stating that no structure may be placed or constructed within any easement;
- 7) placement of a note on the site plan stating that lighting for the site must comply with Sections 64-6.A.3.c. and 64-4.A.2. of the Zoning Ordinance;
- 8) revision of the site plan to indicate fencing required under the previous PUD approval in the form of a 6' high wooden privacy fence, located 25' from the right-of-way edges for Spring Hill Avenue and Knowles Street, and 10' from interior property lines, and set back at least 10' if they are more than 3' in height along unopened rights-of-way;
- 9) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm*

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water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];

- 10) placement of a note on the site plan stating the Traffic Engineering comments: *(Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any new parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 11) compliance with the Urban Forestry comments: *[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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 12) coordination with the City's Planning and Zoning Department on a landscaping and tree planting plan;
- 13) compliance with the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).];*
- 14) obtaining of demolition permits for each building proposed to be demolished;
- 15) full compliance with all municipal codes and ordinances; and
- 16) submission to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to any request for permits.


Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Archdiocese of Mobile
Quina Grundhoefer Architects
Clark, Geer, & Latham



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 25, 2019

St. Ignatius Parish, Mobile
3704 Springhill Ave
Mobile, AL 36608

**Re: 3650, 3704, 3708 & 3758 Spring Hill Avenue
(Northwest corner of Spring Hill Avenue and Tuthill Avenue and extending to the Northeast corner of Spring Hill Avenue and Knowles Street).
Council District 7
PA-000823-2018 (Planning Approval)
St. Ignatius Parish, Mobile**

Dear Applicant(s):

At its meeting on February 21, 2019, the Planning Commission considered Planning Approval to amend a previously approved Master Plan for an existing church and school in an R-1, Single-Family Residential District to allow an expansion of the site.

After discussion, the Commission determined the following Findings of Fact for Approval:

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because it should have no impact on any of those items due to the fact that no new site activities are proposed;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because the number of curb cuts along Spring Hill Avenue are proposed to be reduced; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because a down-scaling of the number of school teaching stations, church seating and parking spaces is proposed.

The Approval is subject to the following conditions:

- 1) placement of a note on the site plan stating that any future development will require Planning Approval prior to the issuance of any permits;
- 2) revision of the site plan to either indicate the proposed church building and administration building meeting the recorded 25' minimum building setback of Saint Ignatius Parish Subdivision, Resubdivision of, or the amending of that plat via a new subdivision to allow the proposed setbacks;
- 3) revision of the legal description on the site plan to either use the current recorded legal description or the legal description of an amended plat should be used, if the plat is amended to allow the proposed reduced building setbacks;

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- 4) revision of the site plan to correct the 25' minimum building setback line along Knowles Street so as to be measured from the current right-of-way line on the recorded subdivision plat, and not from the previous right-of-way line prior to frontage dedication;
- 5) revision of the site plan to indicate the recorded 7.5' drainage and utility easement within the Northwest portion of the site where the new detention pond is proposed;
- 6) placement of a note on the site plan stating that no structure may be placed or constructed within any easement;
- 7) placement of a note on the site plan stating that lighting for the site must comply with Sections 64-6.A.3.c. and 64-4.A.2. of the Zoning Ordinance;
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- 11) coordination with the City's Planning and Zoning Department on a landscaping and tree planting plan;
- 12) compliance with the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).];*
- 13) obtaining of demolition permits for each building proposed to be demolished;
- 14) full compliance with all municipal codes and ordinances; and
- 15) submission to and approval by Planning and Zoning of two (2) copies of a revised Planning Approval site plan prior to any request for permits.

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