



3736 Montrose Road * Birmingham, Alabama 35213-3800

October 20, 2016

CITY OF MOUNTAIN BROOK
Dana O. Hazen, MPA, AICP
Director of Planning, Building and Sustainability
56 Church Street
Mountain Brook, Alabama 35213

Dear Mrs. Hazen:

This letter is in response to the Planning Commission request from the October 4th meeting for further information needed from Saint Luke's Episcopal Church regarding its development plan.

- **Parking in front of Saint Luke's Gate:** Saint Luke's Episcopal Church proposes a striped Fire Lane be painted in front of the gate to prevent individuals from parking in front of the gate.
- **Pavillion Height:** Saint Luke's proposes to reduce the height of the Pavilion roof to 35 feet.
- **Gate Usage:** The intent of the church is not to have the gates open all the time. The Saint Luke's gates will remained closed to thru traffic under normal weekday operations of the Facility.
- **List Potential uses of the house located at 3825 South Cove Drive:** Saint Luke's currently intends to maintain the existing house in its present location on the lot. The property will not be leased for any commercial purpose including a residence. General Uses of the 3825 South Cove Drive church property will be:
 - Meeting and storage space for Saint Luke's Boy Scouts Troop 86
 - Office, meeting space for Vestry, Clergy and Laity Leadership
 - Housing for church staff or temporary housing for guests of the church.
- **Formalize Pavilion hours:** The church's ministry programs' hours and special services vary during the week and operate 7 days a week within reasonable hours of operation. The use of the Pavilion will be maintained during a reasonable schedule for normal ministry hours no earlier than 7:00am and no later than 9:00pm. Both morning and night time use is restricted to approved activities only. The City of Mountain Brook will be notified for Pavillion use outside these hours.

If there are other items the Planning Commission needs before the next meeting please let us know. Thank you for what you do for our community.

Sincerely,

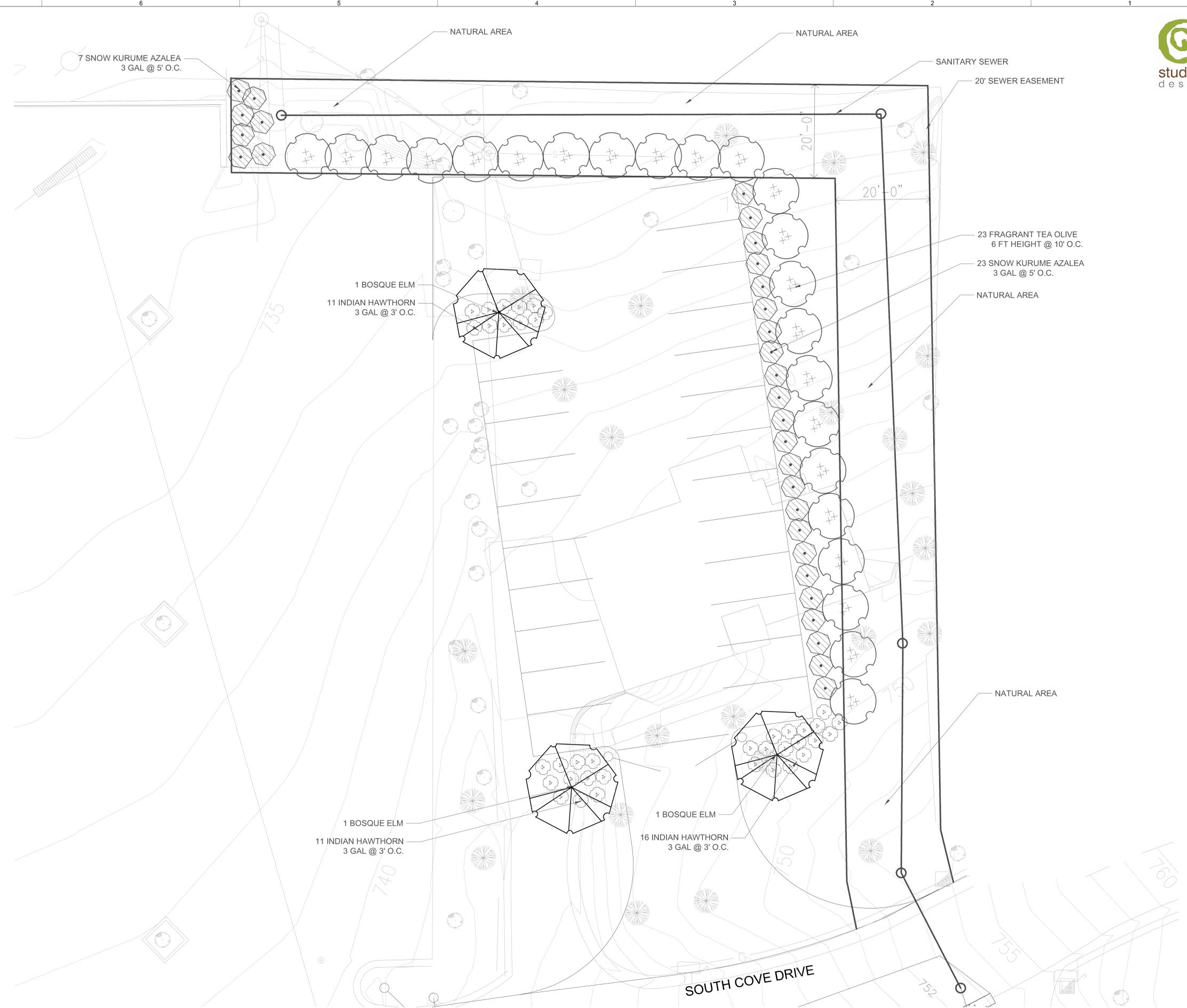
A handwritten signature in blue ink that reads "George Pelekis".

George Pelekis
Executive Administrator



This Drawing is an instrument of service and is the sole property of the Architect. Any use without the written consent of the Architect is prohibited.

The Architect shall not have control or charge of and shall not be responsible for construction means and methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work in accordance with the contract documents.



St. Luke's Episcopal Church Renovation & Addition

OWNER
OWNER

PROJECT ADDRESS
3736 Montrose Rd
Mountain Brook, AL 35213

PROJECT STATUS
ISSUED - 09.21.16

ISSUE DATE

REVISIONS
No. Description Date

DRAWING TITLE
PARKING LOT
PLANTING PLAN

DRAWN BY: AGS
CHECKED BY: AGS

PROJECT
St. Luke's
Episcopal
Church
Renovation &
Addition

PROJECT NUMBER
166009-00

DRAWING NO.
L1.01

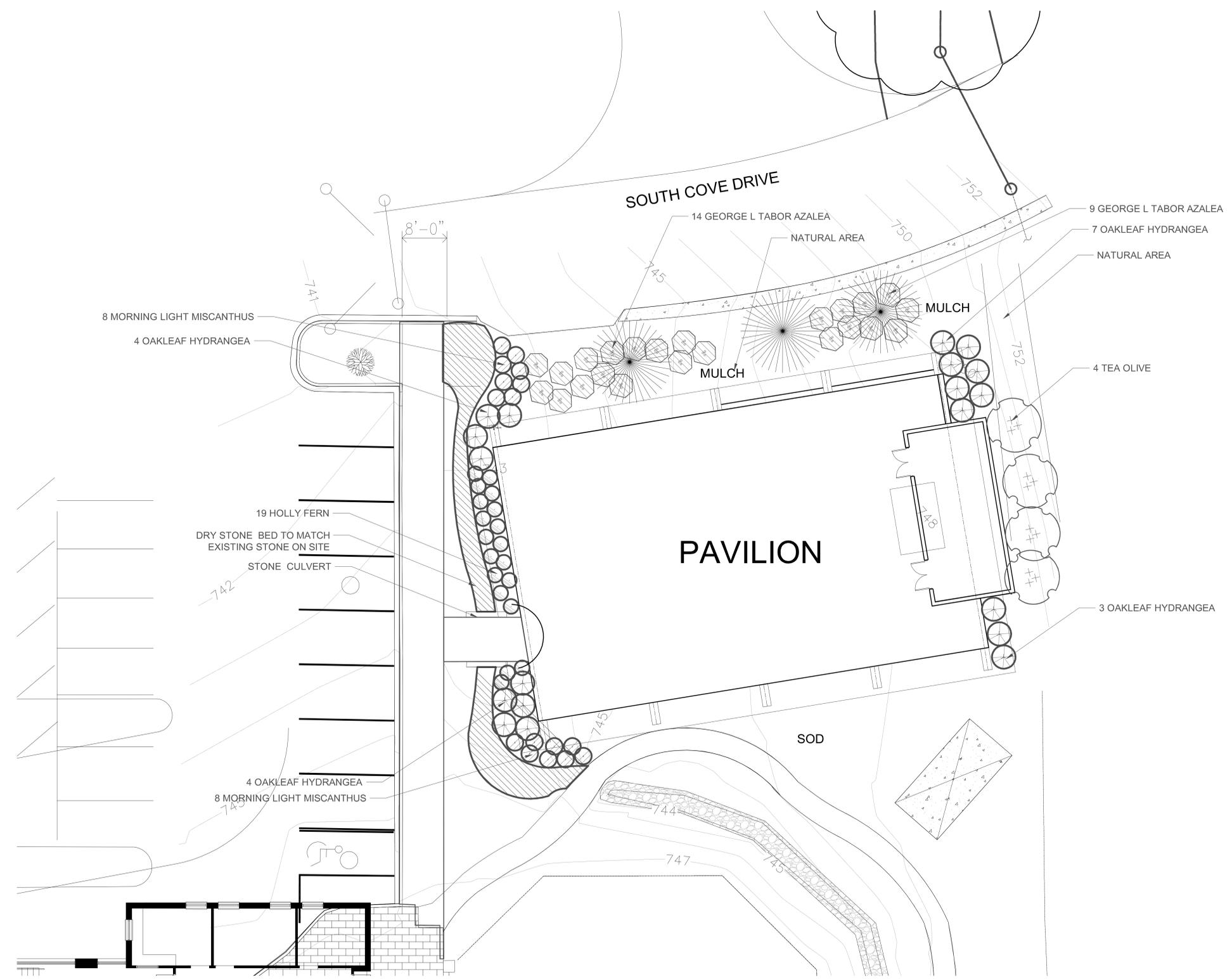
ATTACHMENT B

1 PLAN
SITE PLAN 1/8" = 1'-0"
A1.10

1/8" = 1'-0" at Full Size 30"x42"

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St. Luke's Episcopal Church Renovation & Addition

PROJECT STATUS	ISSUED -	09.21.16
ISSUE DATE		
REVISIONS	No.	Description
		Date

DRAWING TITLE
PAVILION
PLANTING PLAN

DRAWN BY: AGS
CHECKED BY: AGS

PROJECT
St. Luke's Episcopal Church Renovation & Addition

PROJECT NUMBER
166009-00

DRAWING NO.
L1.02

1/8" = 1'-0"
1 PLAN
PLANTING PLAN



studio a

studio a design
PO Box 382991
Birmingham, AL35238

MEMO:

To: Mr. Gray Plosser, KPS Group, Inc.
From: Amy Smith, Studio A Design
Date: September 23, 2016
RE: St Luke's Episcopal Church
Proposed Parking Lot and Pavilion

In response to the Mountain Brook Planning Commission requests, we provide the following narrative, along with plan sheets L1.01 and L1.02 dated 9-23-16.

The north and east sides of the proposed parking lot have been designed as a landscape buffer as defined by the City of Mountain Brook zoning ordinance Section 129-296: Buffers and privacy fences and walls as follows:

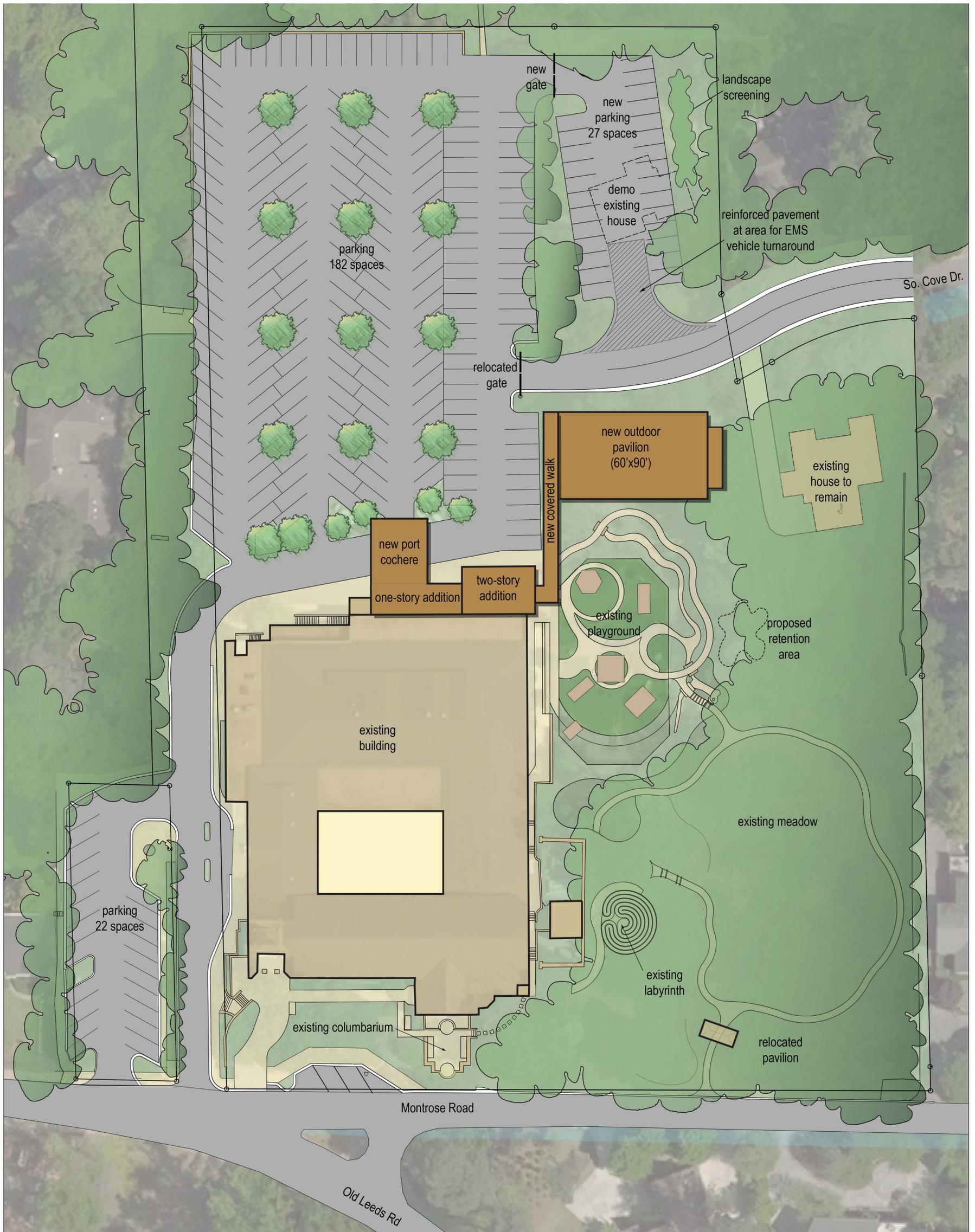
Buffers and green belts. For a buffer or green belt, a planted strip of land at least 15 feet in width, composed of living deciduous or evergreen trees spaced not more than ten feet apart, and at least one row of dense evergreen shrubs spaced not more than five feet apart, all of which shall be maintained in perpetuity by the property owner who is required to establish such buffer or green belt, or his heirs, successors or assigns.

The plant material within the buffer includes one row of Tea Olive, spaced at 10 ft o.c., as well as one row of Snow Azalea, spaced at 5 ft o.c. Three existing magnolia trees will remain in place. The remaining undisturbed landscape will be maintained as a natural area. Much of the landscape buffer falls within a Jefferson County Sewer easement. Because of this, we have been working with Richard Mixon of Jefferson County Environmental Services, sharing plans and discussing options for buffer plantings. Mr. Mixon requested that we substitute a smaller plant in lieu of our originally proposed tree species- Nellie R Stevens Holly. In response, we have proposed the Tea Olive, a small evergreen tree that typically reaches 12-14 ft in height and 10 ft in width.

The parking lot islands within the proposed lot include Chinese Elm and Indian Hawthorn.

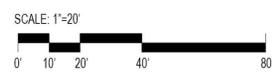
The landscape area on the south side of South Cove Drive features a naturalized area with existing pine trees and new plantings. We have proposed several medium shrubs to serve as buffer plantings, including George L Tabor Azalea, Oakleaf Hydrangea, and Ornamental Miscanthus grass.

END OF MEMO

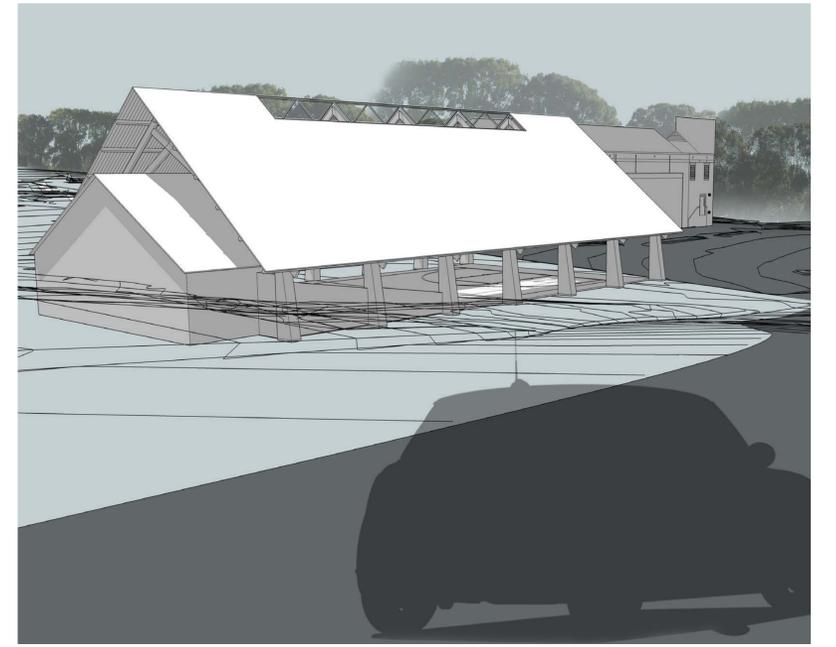
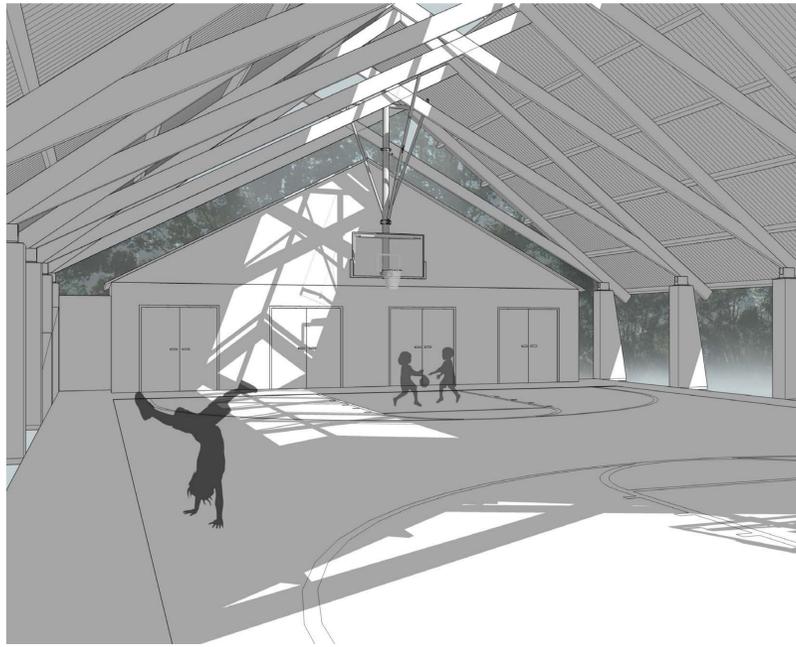


SAINT LUKE'S EPISCOPAL CHURCH

PROPOSED SITE DEVELOPMENT PLAN

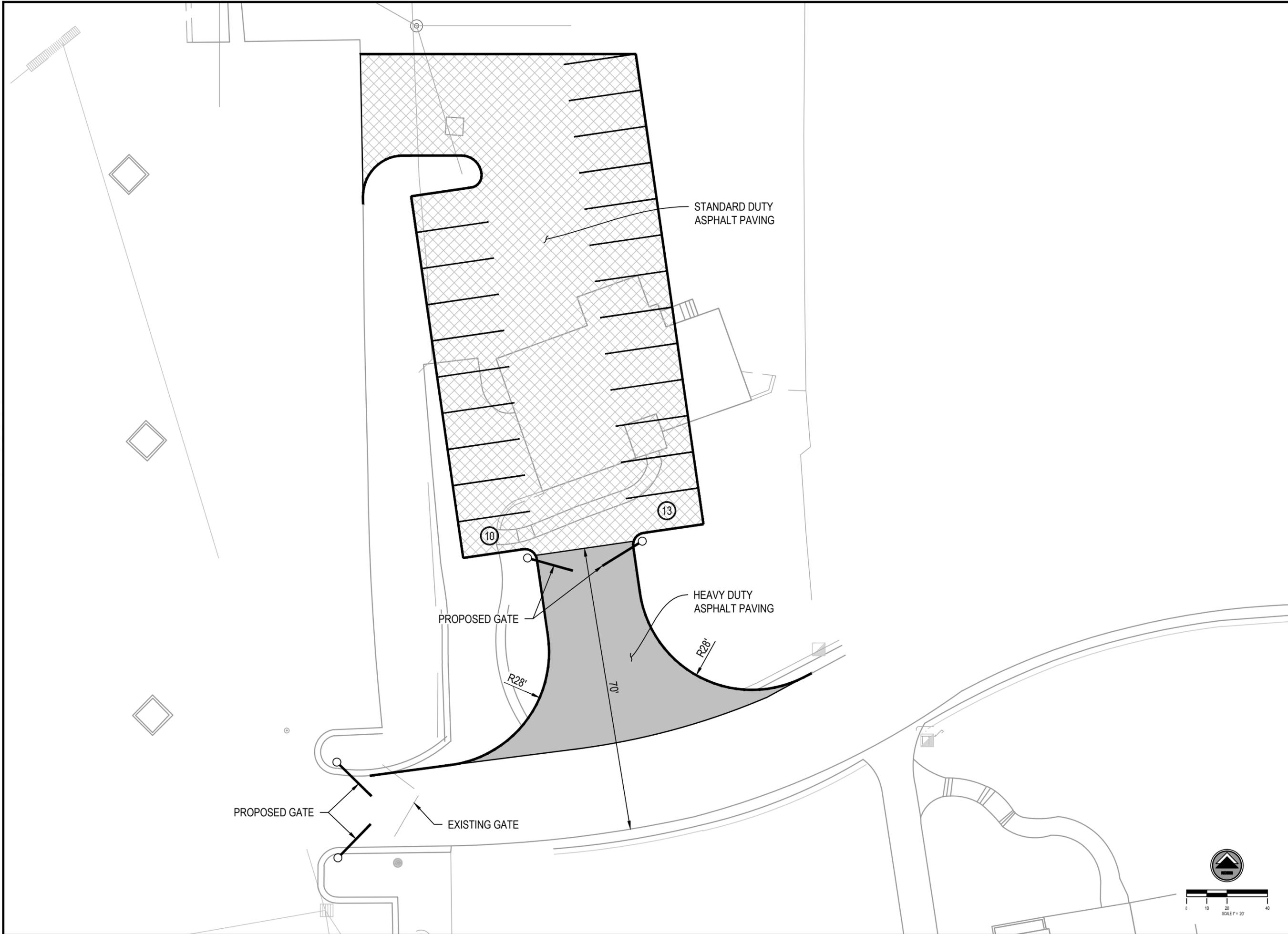


PARKING		
REQUIRED	210 SPACES	(630 SANCTUARY SEATS) / 3
CURRENT	220 SPACES	
PROPOSED	231 SPACES	
TOTAL HC	8 SPACES	



ST. LUKE EPISCOPAL CHURCH
NORTH ELEVATION

**P-16-24
Revised Parking Plan
20160906**



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LBYP Project Number
102-16-036

Seal
Seal Date

Date	
Revision	

Project Name
ST. LUKE'S CHURCH
MOUNTAIN BROOK, ALABAMA

Sheet Title
**LAYOUT
PLAN**

Date
06/07/2016

Checked By	Drawn By
	MJR

Sheet Number	Sequence
C-1	1
Total	1