Architecture
Interior Design
Planning
Urban Design
Landscape Architecture

August 12, 2016

Dana Hazen, Director of Planning and Building
City of Mt. Brook
56 Church Street
Mt. Brook, AL 35213

KPS GROUP

DELIVERED BY HAND
August 12, 2016

Additions and Renovations to St. Luke's Episcopal Church
#166009-00

Dear Dana:

Attached please find copies of a resurvey of the St. Luke's Property (Attachment A), a topographical survey of the property (Attachment B), the Proposed Site Development Plan and Proposed Elevations and Sketches of the improvements (Attachment C), and the list of residents requiring notification of the public hearing with the Planning Commission (Attachment D).

In addition to the attached documents, we offer the following additional information as required by the Mt. Brook Code Section 129-32 (a)-(n).

a. See attachments
b. See attachments
c. See attachments
d. Floor plans of the renovations have not been included since there are no changes in use of the buildings, the addition is only approximately 2,300 square feet, and the outdoor multipurpose pavilion is essentially open space.
e. See development plan.
f. As indicated on the elevations and sketches, the addition will use materials consistent with the existing church building and the outdoor pavilion will be primarily timber construction with a shingle roof consistent with the park-like setting of that portion of the property currently used for recreation by the church and others in the community.

KPS Group, Inc.
60 14th Street South
Suite 100
Birmingham, AL 35233
Tel: 205 251-0125
Fax: 205 458-1513

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g. A traffic study is not required as there will be no material change in use of the facilities and thus traffic. The church has agreed with the South Cove residents that it will continue to maintain the "gate" to the church parking lot in its current location and will add another as shown on the development plan between the new parking lot and the existing to prevent through traffic. This maintains the intent of our longstanding informal agreement with our neighbors on South Cove.
h. Existing lighting fixtures in the church parking lot will be re-lamped or replaced as necessary. New lighting in the new parking lot will be similar to that in main lot to the rear of the church with low cut-offs to minimize spillover light beyond the parking lot.
i. Not applicable.
j. No change in operating hours.
k. The outdoor pavilion with a height of approximately 40 feet above grade will be visible from perhaps only a couple of South Cove residences and then only partially as it is at the bottom of the hill where South Cove dead ends into the St. Luke's property. From Montrose it will be slightly visible from several houses but again will be screened by the extensive tree cover in the church's "meadow" along Montrose.
l. Landscape screening of the proposed new parking lot with 27 spaces will be provided as required and is indicated on the development plan.
m. The pavilion and the parking lot will require the removal of some trees but care is being taken to maintain as many of the mature trees as possible.
n. Not applicable.

Other items of information are:

1. Both the development plan and the resurvey show the right-of-way of South Cove Drive for approximately the last 106 feet at its western end has been vacated and transferred to the church as recorded in the vacation hearing by the Mt. Brook City Council, July 22, 2016.
2. The house located at 3825 South Cove Drive and currently owned by St. Luke's will remain and be used for church related activities while maintaining the residential character along South Cove.
3. With regard to storm water management, the site has been evaluated by our civil engineer LBYD with regards to changes in impervious surface resulting from this development plan. LBYD has concluded that a small amount of retention will be required and the location of that retention facility is indicated on the development plan. Engineering drawings will be submitted in the normal course of review for permitting.
4. St. Luke's invited a number of its neighbors to come to a presentation of the proposed improvements encompassed by the development plan in order to answer questions and receive feedback and over twenty attended.

If you or the staff has questions regarding our submission we will be pleased to respond.

Sincerely,

KPS GROUP, INC.

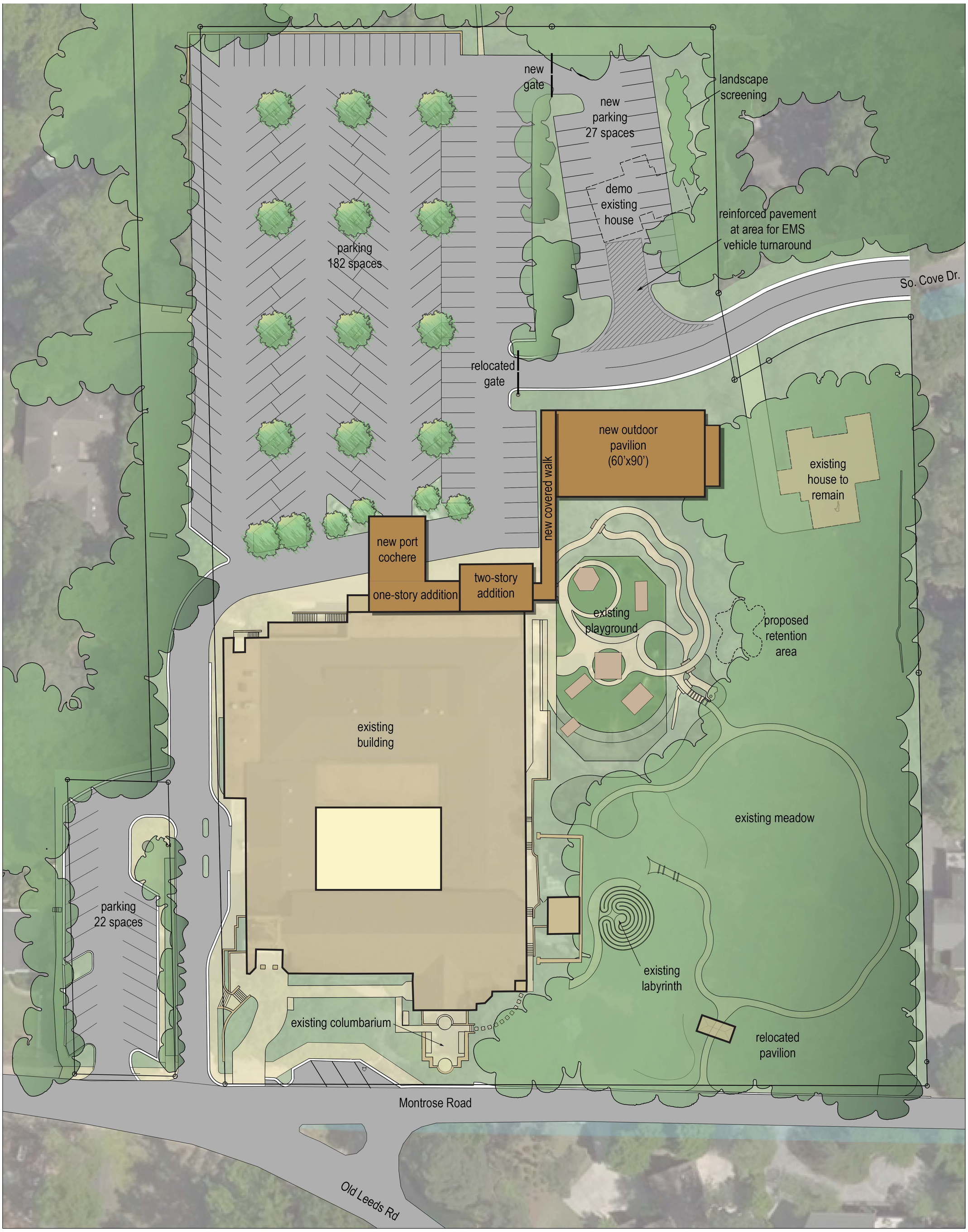
K|P|S
GROUP

G.GRAY PLOSSER, FAIA
President

Gp

Enclosure: Attachments A,B,C, D

cc: George Pelekis, St. Luke's
Chris Harmon, Maynard Cooper
Ken McBride, KPS Group



SAINT LUKE'S EPISCOPAL CHURCH

PROPOSED SITE DEVELOPMENT PLAN

N

SCALE: 1"=20'

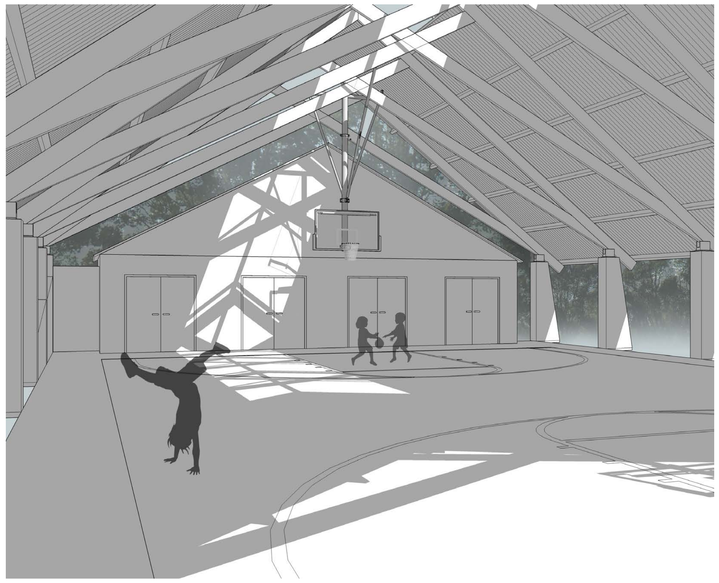
0' 10' 20' 40' 80'

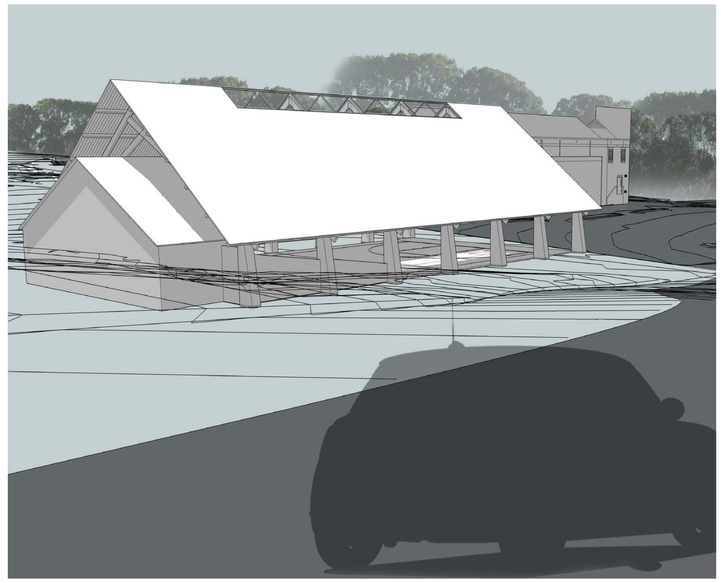
KPS GROUP

50 YEARS OF DESIGN EXCELLENCE

PARKING

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





ST. LUKE EPISCOPAL CHURCH

NORTH ELEVATION

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