



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 9, 2018

Dunnaway Corporation  
3710 Belle Isle Lane  
Mobile, AL 36619

**Re: 4568 Halls Mill Road**

(North side of Halls Mill Road, 215'± West of Laughlin Drive, extending to the South terminus of Birchwood Drive).

Council District 4

**PA-000348-2017 (Planning Approval)**

**Dunnaway Corporation**

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

At its meeting on March 1, 2018, the Planning Commission considered for Planning Approval to amend a condition of a previous Planning Approval to allow a church school and daycare in an R-1, Single- Family Residential District.

**After discussion, the Planning Commission approved and adopted the following Findings of Fact for Approval of the Planned Unit Development:**

- b. the proposal will promote the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations);**
- c. the proposal will promote 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);**
- d. the proposal will promote the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land); and**
- e. the proposal will promote the objective of Open space (to encourage the provision of common open space through efficient site design);**

**The approval is subject to the following conditions:**

- 1) Second curb-cut to Halls Mill Road to be coordinated with Engineering, Traffic Engineering and Planning;**

Dunnaway Corporation PA  
March 9, 2018

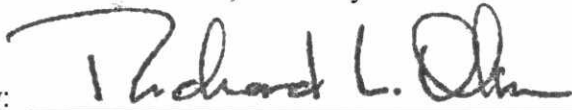
- 2) Provision of frontage trees along the Halls Mill Road frontage;
- 3) Access to Knob Hill Drive is prohibited, and placement of a note on the site plan stating such;
- 4) Provision of a 6-foot tall wooden privacy fence, and infill plantings along the property lines where the site abuts residential uses, plant material to be evergreen, with a minimum height of 6', planted 10' on center, and to be coordinated with the City's Landscape Architect (Urban Designer);
- 5) Placement of a note on the site plan stating that if a dumpster is placed on the site, it must be located in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 6) Paved parking and circulation to be provided commensurate with the phased development and parking requirements for the site, with any aggregate circulation and parking allowed only if approved by the Board of Zoning Adjustment;
- 7) Parking to be illuminated in compliance with Section 64-6.A.8. of the Zoning Ordinance, including the provision of a photometric plan at time of application for land disturbance;
- 8) Compliance with Engineering comments (*no comments*);
- 9) Compliance with Traffic Engineering comments (*If the Planning Commission considers the elimination of access from the site north into the neighborhood via Knob Hill Drive, the applicant may consider the installation of a second driveway on this site for access to Halls Mill Road. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 10) Compliance with 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).*);
- 11) Compliance with Fire 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)*);
- 12) Provision of a revised site plan reflecting these conditions; and
- 13) Full compliance with all municipal codes and ordinances, including obtaining all necessary permits for building renovation.

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: 

Richard Olsen

Deputy Director of Planning & Zoning



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MOBILE CITY PLANNING COMMISSION

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March 9, 2018

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3710 Belle Isle Lane  
Mobile, AL 36619

**Re: 4568 Halls Mill Road**

(North side of Halls Mill Road, 215'± West of Laughlin Drive, extending to the South terminus of Birchwood Drive).

Council District 4

**PUD-000349-2017 (Planned Unit Development)**

**Dunnaway Corporation**

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

At its meeting on March 1, 2018, the Planning Commission considered Planned Unit Development Approval to amend a condition of a previously approved Planned Unit Development to allow multiple buildings on a single building site for a church school and daycare in an R-1, Single-Family Residential District with shared access and parking between two building sites.

**After discussion, the Planning Commission approved and adopted the following Findings of Fact for Approval of the Planning 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;
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located.

**The approval is subject to the following conditions:**

- 1) Second curb-cut to Halls Mill Road to be coordinated with Engineering, Traffic Engineering and Planning;
- 2) Use of the site limited to A) Phase 1 - 570 students and 34 teaching stations, and B) at completion of Phase 2 - 972 students total and 65 teaching stations total, with any

- increase to the number of teachers or children to require new Planning Approval and Planned Unit Development applications;
- 3) Phase 1 limited to Daycare, Pre-K, Kindergarten, and Summer / After School programs and activities, with Phase 2 to add an Elementary School program to the Phase 1 programs and activities, with any additions to the programs and activities to require new Planning Approval and Planned Unit Development applications;
  - 4) Night use of the fields limited to 130 nights per year for practice, without sound, until 8:30 PM, and to 33 nights per year with a sound amplification system, until 10:00 PM;
  - 5) Lights to be extinguished no later than 15 minutes after the end of field use;
  - 6) Compliance with the City of Mobile's noise ordinance regarding any sound amplification on-site;
  - 7) Provision of frontage trees along the Halls Mill Road frontage;
  - 8) Access to Knob Hill Drive is prohibited, and placement of a note on the site plan stating such;
  - 9) Provision of a 6-foot tall wooden privacy fence, and infill plantings along the property lines where the site abuts residential uses, plant material to be evergreen, with a minimum height of 6', planted 10' on center, and to be coordinated with the City's Landscape Architect (Urban Designer);
  - 10) compliance with the light levels illustrated on the photometric plan submitted with the application (or lower);
  - 11) Placement of a note on the site plan stating that if a dumpster is placed on the site, it must be located in compliance with Section 64-4.D.9. of the Zoning Ordinance;
  - 12) Paved parking and circulation to be provided commensurate with the phased development and parking requirements for the site, with any aggregate circulation and parking allowed only if approved by the Board of Zoning Adjustment;
  - 13) Parking to be illuminated in compliance with Section 64-6.A.8. of the Zoning Ordinance, including the provision of a photometric plan at time of application for land disturbance;
  - 14) Compliance with Engineering comments (*no comments*);
  - 15) Compliance with Traffic Engineering comments (*If the Planning Commission considers the elimination of access from the site north into the neighborhood via Knob Hill Drive, the applicant may consider the installation of a second driveway on this site for access to Halls Mill Road. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
  - 16) Compliance with 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).*);
  - 17) Compliance with Fire 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)*);
  - 18) Provision of a revised site plan reflecting these conditions; and
  - 19) Full compliance with all municipal codes and ordinances, including obtaining all necessary permits for building renovation.

**Dunnaway Corporation PUD**  
**March 9, 2018**

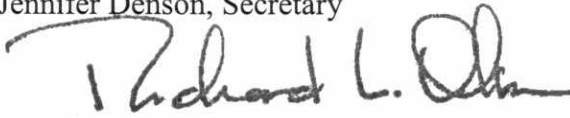
**Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.**

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: 

Richard Olsen

Deputy Director of Planning & Zoning