



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 8, 2016

Spencer Ruggs
Dunnaway, Inc.
421 Holcombe Avenue
Mobile, AL 36606

Re: (North side of Halls Mill Road, 3/10 mile± West of Rochelle Street).
Council District 4
ZON2016-01066 (Planned Unit Development)
Dunnaway Inc.

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

At its meeting on August 4, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site for a church school and daycare in an R-1, Single-Family Residential District

After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:

- 1) Provision of frontage trees along the Halls Mill Road frontage;
- 2) Revision of the site plan to depict the proposed gate blocking access to Knob Hill Drive, with adequate room for queuing space, and note that the gate must be locked when the facility is not in use;
- 3) Provision of a 6-foot high wooden privacy fence or evergreen buffers where there is insufficient buffering adjacent to residential uses;
- 4) 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;
- 5) Paved parking and circulation to be provided commensurate with the phased development and parking requirements for the site;
- 6) 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;
- 7) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD AND PLANNING APPROVAL SITE PLANS: 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, paving, and all above ground structures, 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. The approval of all applicable federal, state, and local agencies (including all storm 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 8) *Compliance with Traffic Engineering comments (Site is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The language in the narrative regarding the access between Halls Mill Road and Knob Hill Drive being gated and locked during non-operation hours should be included as a condition of the PUD and added to the site plan. Location of gate should also be indicated on the plan, to confirm adequate queue space between the gate and the right-of-way or travel lane. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) *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).);*
- 10) *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));*
- 11) *Provision of a revised site plan reflecting these conditions; and*
- 12) *Full compliance with all municipal codes and ordinances, including obtaining all necessary permits for building renovation.*


Dunnaway Inc. PUD
August 8, 2016

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

cc: First Independent Southern



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Council District 4
ZON2016-01065 (Planning Approval)
Dunnaway Inc.

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

At its meeting on August 4, 2016, the Planning Commission considered for Planning Approval to allow the use of a church school and daycare in an R-1, Single-Family Residential District.

After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:

- 1) 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;**
- 2) 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;**
- 3) Hours of operation with students on-site limited to 6:30 AM to 6:30 PM;**
- 4) Daytime use of athletic fields by other entities allowed, subject to no sound amplification or speaker systems;**
- 5) Provision of frontage trees along the Halls Mill Road frontage;**
- 6) Revision of the site plan to depict the proposed gate blocking access to Knob Hill Drive, with adequate room for queuing space, and note that the gate must be locked when the facility is not in use;**

- 7) Provision of a 6-foot high wooden privacy fence or evergreen buffers where there is insufficient buffering adjacent to residential uses;
- 8) 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;
- 9) Paved parking and circulation to be provided commensurate with the phased development and parking requirements for the site;
- 10) 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;
- 11) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD AND PLANNING APPROVAL SITE PLANS: 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, paving, and all above ground structures, 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. The approval of all applicable federal, state, and local agencies (including all storm 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*)
- 12) Compliance with Traffic Engineering comments (*Site is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The language in the narrative regarding the access between Halls Mill Road and Knob Hill Drive being gated and locked during non-operation hours should be included as a condition of the PUD and added to the site plan. Location of gate should also be indicated on the plan, to confirm adequate queue space between the gate and the right-of-way or travel lane. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
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protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);

14) 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)*);

15) Provision of a revised site plan reflecting these conditions; and

16) Full compliance with all municipal codes and ordinances, including obtaining all necessary permits for building renovation.

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Sincerely,

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