

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 2, 2007

Nazaree Full Gospel Church
Attn: Gregory Holmes
1695 W. I-65 Service Road N.
Mobile, AL 36618

Re: Case #ZON2007-02285

Nazaree Full Gospel Church

Southwest corner of West I-65 Service Road North and First Avenue (unopened public right-of-way).

Planning Approval to allow a private school in a B-3, Community Business district.

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

At its meeting on November 1, 2007, the Planning Commission considered for Planning Approval the site plan to allow a private school in a B-3, Community Business district.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) changes to the scope of operations that increase the number of students beyond 220 students, the number of teaching stations beyond 11 stations, the hours of operation beyond 6:00 AM to 6:00 PM, or that result in significant changes to the size and location of buildings and parking will require a new application for Planning Approval;**
- 2) full compliance with Engineering comments (Minimum finished floor elevation needs to be verified with City Engineering. If public water is conveyed on property, please provide drainage easement. Any drainage-way conveying public water cannot be relocated without approval by City Engineering. No fill allowed in special flood hazard area without flood study. Show limit of special flood hazard area on plat. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit);**

- 3) Full compliance with the revised Traffic Engineering comments (Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. A traffic impact study will be required. The study should specifically address the stacking associated with drop off traffic as well as the minimum number of parking spaces required with consideration for teacher and visitor parking.) The study should be completed and accepted by Traffic Engineering prior to the issuance of permits for building or parking lot construction. Changes to the site plan may be required to accommodate recommendations in the traffic impact study, and if the changes are a significant deviation from the site plan approved for the Planning Approval, a new application for Planning Approval will be required. If revisions to the site plan are required by the traffic impact study, a revised copy of the site plan should be submitted to the Planning Section of Urban Development prior to the obtaining of permits for building or parking lot construction.;
- 4) full 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 61-929 and City Code Chapters 57 and 64).);
- 5) full compliance with Fire-Rescue comments (All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Building and site design shall specifically comply with 2003 IFC Section 503.1.1 buildings and facilities. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. May require an automatic sprinkler system and Commercial hood with automatic fire suppression system);
- 6) approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities; and
- 7) full compliance with all other municipal codes and ordinances, including the tree and landscaping requirements of the Zoning Ordinance.

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If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.