



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2014

UMS-Wright Corporation  
Attn: Tommy Akridge  
65 N. Mobile Street  
Mobile, AL 36607

**Re: 65 North Mobile Street**

(Southwest corner of Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).

**ZON2014-01871**

**UMS Wright Corporation**

Planned Unit Development Approval to amend a previously approved  
Planned Unit Development to add a middle school, proposed baseball training  
facility metal storage building, announcers booth (at the existing softball field)  
and multiple buildings on a single building site.

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

At its meeting on November 20, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to add a middle school, proposed baseball training facility metal storage building, announcers booth (at the existing softball field) and multiple buildings on a single building site.

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

- 1) revision of the site plan(s) to depict 50 required parking spaces for the daycare and elementary teaching stations under the "Parking Requirement" table;
- 2) revision of the site plan(s) to depict the overall total number of required parking spaces (152) as well as the total number of spaces provided (204);
- 3) revision of the site plan(s) to depict a driveway to allow access to and from the basketball court parking lot located behind the existing middle school;
- 4) revision of the site plan to label the relocated storage building as "proposed";
- 5) placement of a note on the site plan(s) stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;

- 6) compliance with Engineering comments: **“ADD THE FOLLOWING NOTES TO THE SITE PLAN: 1. 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. 2. 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.”;**
- 7) compliance with Traffic Engineering comments: *“Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study will be required for this site.”;*
- 8) 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).”;**
- 9) compliance with Fire comments: **“All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.”**
- 10) full compliance with all municipal codes and ordinances;
- 11) submission of a revised PUD and PA site plan prior to any request for permits; and
- 12) provision of evidence that the expansion of 52 Martin Street building was properly permitted.

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: The Coleman Engineering Group of McCrory & Williams



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**Re: 65 North Mobile Street**

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**ZON2014-01945 (Planning Approval)**

**UMS Wright Corporation**

Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing church school in an R-1, Single-Family Residential District.

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

At its meeting on November 20, 2014, the Planning Commission considered for Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing church school in an R-1, Single-Family Residential District.

**After discussion, the Planning Commission approved the request subject to the following conditions:**

- 1) revision of the site plan(s) to depict 50 required parking spaces for the daycare and elementary teaching stations under the "Parking Requirement" table;
- 2) revision of the site plan(s) to depict the overall total number of required parking spaces (152) as well as the total number of spaces provided (204);
- 3) revision of the site plan(s) to depict a driveway to allow access to and from the basketball court parking lot located behind the existing middle school;
- 4) revision of the site plan to label the relocated storage building as "proposed";
- 5) placement of a note on the site plan(s) stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;

- 6) compliance with Engineering comments: *"ADD THE FOLLOWING NOTES TO THE SITE PLAN: 1. 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. 2. 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."*;
- 7) compliance with Traffic Engineering comments: *"Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study will be required for this site."*;
- 8) 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)."*;
- 9) compliance with Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile."*
- 10) full compliance with all municipal codes and ordinances; and
- 11) submission of a revised PUD and PA site plan prior to any request for permits; and
- 12) provision of evidence that the expansion of 52 Martin Street building was properly permitted.

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: The Coleman Engineering Group of McCrory & Williams