

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 8, 2013

The North American Islamic Trust, Inc
63 East Dr.
Mobile, AL 36608

Re: Case #ZON2013-00461 (Planned Unit Development)
The North American Islamic Trust, Inc.
54, 59 and 63 East Drive
(East side of East Drive, 400' South of Old Shell Road, and extending to the West side of Allen Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on May 2, 2013, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to approve the Master Plan and Phase 1 of the above referenced Planned Unit Development subject to the following conditions:

- 1) compliance with Engineering comments (*Any work, including grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping performed in the existing East Dr. or Allen Dr. ROW will require a City of Mobile ROW Permit. The City ROW permit may be obtained 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). Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. An ADEM NOI is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of*)**

a Land Disturbance permit. Due to the proposed phasing of the construction the applicant will need to provide a detailed phasing plan for the construction and erosion control plans.);

- 2) revision of the site plan to illustrate full compliance with landscaping requirements at final build out;
- 3) revision of the site plan to illustrate a residential buffer to the East of the site as per Section 64-4.D.1. of the Zoning Ordinance;
- 4) revision of the site plan to provide lighting of the parking area in compliance with Sections 64-4.A.2 and 64-6.A.3.C of the Zoning Ordinance;
- 5) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 6) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 7) submission of two (2) copies of the revised PUD site plan for each phases of development to the Planning Section of Urban Development prior to the issuance of permits;
- 8) submission and approval of a Parking Ratio Variance by the Board of Zoning Adjustment prior to each phase of development;
- 9) submission and approval of a Planned Unit Development for each phase of development; and
- 10) full compliance with all municipal codes and ordinances.

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: Frank A. Dagley & Associates, Inc

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 8, 2013

The North American Islamic Trust, Inc
63 East Dr.
Mobile, AL 36608

Re: Case #ZON2013-00462 (Planning Approval)
The North American Islamic Trust, Inc.
54, 59 and 63 East Drive
(East side of East Drive, 400' South of Old Shell Road, and extending to the West side of Allen Drive).
Planning Approval to allow a church in an R-1, Single-Family Residential District.

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

At its meeting on May 2, 2013, the Planning Commission considered for Planning Approval the site plan to allow a church in an R-1, Single-Family Residential District.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) compliance with Engineering comments** *(Any work, including grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping performed in the existing East Dr. or Allen Dr. ROW will require a City of Mobile ROW Permit. The City ROW permit may be obtained 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). Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. An ADEM NOI is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit. Due to the proposed phasing of the construction the applicant will need to provide a detailed phasing plan for the construction and erosion control plans.);*

The North American Islamic Trust, Inc.

May 8, 2013

Page 2

- 2) revision of the site plan to illustrate full compliance with landscaping requirements at final build out;
- 3) revision of the site plan to illustrate a residential buffer to the East of the site as per Section 64-4.D.1. of the Zoning Ordinance;
- 4) revision of the site plan to provide lighting of the parking area in compliance with Sections 64-4.A.2 and 64-6.A.3.C of the Zoning Ordinance;
- 5) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 6) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 7) submission and approval of a Parking Ratio Variance by the Board of Zoning Adjustment prior to each phase of development;
- 8) submission and approval of a Planned Unit Development for each phase of development; and
- 9) full compliance with all municipal codes and ordinances.

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

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Richard Olsen
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