



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 18, 2017

New Generation Church
ATTN: Pastor Everage Thomas, III
1350 Cody Rd. N.
Mobile, AL 36608

Re: 1350 Cody Road North
(Northeast corner of Cody Road North and Victor Road).
Council District 7
PA-000232-2017
New Generation Church
Planning Approval to allow an expansion of an existing church in an R-1, Single-Family Residential District, to include a daycare.

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

At its meeting on October 5, 2017, the Planning Commission considered for Planning Approval to allow an expansion of an existing church in an R-1, Single-Family Residential District, to include a daycare.

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

- 1) submission of a Planned Unit Development application for off-site parking prior to any work or expansion onto/of the properties to the North and South;**
- 2) submission of a 2-lot Subdivision or the provision of a deed illustrating the lots existing prior to 1952 prior to any work or expansion onto/of the properties to the North and South;**
- 3) revision of the site plan to depict the right-of-way widths for both Cody Road North and Victor Road;**
- 4) revision of the site plan to depict an increased minimum building setback line, if applicable, where the site abuts street frontage;**
- 5) revision of the site plan to depict the 25' minimum building setback lines where the site abuts street frontage;**
- 6) revision of the site plan to depict the total number of seats in the sanctuary;**
- 7) revision of the site plan to depict the outside playground area;**

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- 8) revision of the site plan to depict a privacy buffer where the site abuts residentially zoned property along with any other additional fence that may be proposed on the property;
- 9) compliance with Engineering comments: *"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 proposed development must comply with all Engineering Department design requirements and Policy Letters."*;
- 10) compliance with Traffic Engineering comments: *"Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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."*;
- 11) 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); and*
- 12) 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)."*

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