



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2020

Corpus Christi Parish, Mobile
Attn: Very Rev. James F. Zoghby, V.F.
6300 McKenna Drive
Mobile, AL 36608

Re: 425 Evergreen Road
(Southeast corner of Evergreen Road and McKenna Drive [not open]).
Council District 6
SUB-001439-2020
Corpus Christi Subdivision, Unit One
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: McCrory Williams Engineers Surveyors

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

At its meeting on December 17, 2020, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) Dedication of right-of-way along Evergreen Road to provide 25-feet from centerline;
- 2) Revision of the lot size information due to dedication;
- 3) Retention of the 25-foot minimum building setback line along Evergreen Road and the unopened portion of McKenna Drive;
- 4) Compliance with Engineering comments (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide the Surveyor's and Owner's (notarized) signatures. C. Label the proposed LOT (i.e. LOT 1, LOTA) D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - #73) LOT 1 (or A) will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code,*

Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 5,100 sf. E. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. F. Add a note that 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. G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. H. Add a note that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. I. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. J. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 5) Compliance with Traffic Engineering comments and placement as a note on the plat (Driveway number, size, location and design are subject to an approved PUD for this site and shall 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 may be required for this site. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 7) 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled buildings and 600' of sprinkled buildings.); and*
- 8) Completion of the Subdivision process prior to any request for final inspections of the new parking area.*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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: _____



Margaret Pappas

Deputy Director of Planning and Zoning

cc: McCrory Williams Engineers Surveyors



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 21, 2020

Corpus Christi Parish, Mobile
Attn: Very Rev. James F. Zoghby, V.F.
6300 McKenna Drive
Mobile, AL 36608

Re: 425 Evergreen Road

(Southeast corner of Evergreen Road and McKenna Drive [not open]).

Council District 6

PUD-001437-2020

Corpus Christi Catholic Church

Planned Unit Development Approval to allow off-site parking for a church and private school.

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

At its meeting on December 17, 2020, the Planning Commission considered the above referenced Planned Unit Development:

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development);
- b. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment);
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land);
- d. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design);

The Approval is subject to the following conditions:

- 1) Revision of the PUD site plan to provide a minimum, 3-foot tall, see-through fence along north property line of parking lot, to be coordinated with staff;

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December 21, 2020

- 2) Revision of the PUD site plan to reflect any modifications required for the Subdivision plat, including right-of-way dedication;
- 3) Revision of the site plan to depict a sidewalk along Evergreen Road adjacent to the proposed parking lot;
- 4) Coordination with staff regarding compliance with the tree and landscaping requirements of the Zoning Ordinance;
- 5) Revision of the site plan and notes to accurately reflect the number of parking spaces on the site;
- 6) Revision of the note regarding the screening fence to ensure that the fence will not exceed three (3) feet in height within the 25-foot setback along Evergreen Road;
- 7) Any lighting of the proposed parking lot to comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 8) Provision of curbing or parking bumpers to prevent vehicles from encroaching into landscape areas or across property lines for the new parking area;
- 9) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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 Permitting 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. 6. 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 are subject to an approved PUD for this site and shall 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 may be required for this site. Any new 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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- 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.*);
- 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled buildings and 600' of sprinkled buildings.*); and
- 13) Full compliance with all other municipal codes and ordinances.

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

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:



Margaret Pappas
Deputy Director of Planning and Zoning

cc: McCrory Williams Engineer Surveyors



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Mobile, AL 36608

Re: 425 Evergreen Road

(Southeast corner of Evergreen Road and McKenna Drive [not open]).

Council District 6

PA-001438-2020

Corpus Christi Catholic Church

Planning Approval to allow the expansion of an existing church and private school in an R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on December 17, 2020, the Planning Commission considered Planning Approval to allow the expansion of an existing church and private school in an R-1, Single-Family Residential District.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located.

The Approval is subject to the following conditions:

- 1) Revision of the site plan to provide a minimum 3-foot tall see-through fence along north property line of parking lot, to be coordinated with staff;
- 2) Revision of the site plan to reflect any modifications required for the Subdivision plat, including right-of-way dedication;
- 3) Revision of the site plan to depict a sidewalk along Evergreen Road adjacent to the proposed parking lot;

December 21, 2020

- 4) Coordination with staff regarding compliance with the tree and landscaping requirements of the Zoning Ordinance;
- 5) Revision of the site plan and notes to accurately reflect the number of parking spaces on the site;
- 6) Revision of the note regarding the screening fence to ensure that the fence will not exceed three (3) feet in height within the 25-foot setback along Evergreen Road;
- 7) Any lighting of the proposed parking lot to comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 8) Provision of curbing or parking bumpers to prevent vehicles from encroaching into landscape areas or across property lines for the new parking area;
- 9) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to an approved PUD for this site and shall 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 may be required for this site. Any new 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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- 12) Full compliance with all other 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

Ms. Jennifer Denson, Secretary

By:


Margaret Pappas
Deputy Director of Planning and Zoning

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