



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 18, 2014

Islamic Society of Mobile
63 East Drive
Mobile, AL 36608

Re: Case #ZON2014-00552
Islamic Society of Mobile
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 amend a previously approved Planning Approval to allow an expansion of an existing church and school in an R-1, Single-Family Residential District.

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

At its meeting on April 17, 2014, the Planning Commission considered for Planning Approval to allow an expansion of an existing church and school 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) **modifications to the site plan to correct the legal description and to illustrate the site as a single, legal lot of record;**
- 2) **development limited to the site plan proposed, as required to be revised by this approval;**
- 3) **once the proposed building is completed and has been issued a Temporary Certificate of Occupancy, the church and school shall relocate to the new building, existing buildings shall be demolished, and parking areas shall be expanded and landscaping and tree plantings installed to complete the project within 30 days of the issuance of the Temporary CO;**
- 4) **revision of the landscaping and tree planting plan to provide the correct number of frontage and overall all tree plantings;**
- 5) **provision of screening of parking as required by 64.6.A.3.i;**

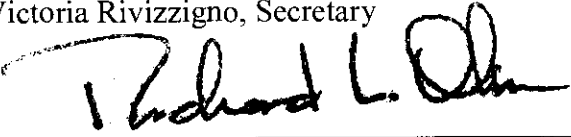
- 6) provision a 6' privacy fence along the North, South, and East property lines (no higher than 3' in the required 25' setback) to screen residential properties from the parking facility;**
- 7) compliance with Engineering Department Comments (1. Any work performed in the existing ROW (right-of-way) 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. Any and all proposed land disturbing activity within the property will need to be submitted for review and 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.);**
- 8) compliance with Traffic Engineering Department Comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 9) 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.);**
- 10) compliance with Fire Department 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.);**
- 11) 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;**
- 12) placement of a note on the site plan stating that any changes from the approved plan shall require a new Application for Planning Approval from the Planning Commission**
- 13) submission of a revised site plan to reflect conditions of approval prior to the issuance of any permits; and**
- 14) full compliance with all municipal codes and ordinances.**

Islamic Society of Mobile PA
April 18, 2014

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