



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 21, 2020

Bethel Engineering  
C/o Vince LaCoste  
3233 Executive Park Circle  
Mobile, AL 36606

Re: **2425 St. Stephens Road**  
(Southeast corner of St. Stephens Road and Brownlee Street).  
Council District 1  
**PUD-001443-2020**  
**God's Kingdom Church Ministries**  
Planned Unit Development approval to allow multiple buildings on a single building site  
for a church expansion.

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 for the Planned Unit Development:**

- a. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it is providing new childcare resources and ministry services than is already existing;
- 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), continuing the implementation of a previously approved Subdivision, on land that has an existing structure on site to be repurposed;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), as the land is already developed;
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already served with public infrastructure.

**The Approval is subject to the following conditions:**

- 1) Full compliance with tree planting and landscape area requirements, or coordination with staff regarding Right Tree/Right Place consideration;
- 2) Full compliance with parking lot lighting and buffer requirements;
- 3) Revision of the Site Plan to illustrate either one-way directional arrows painted on the asphalt or appropriate one-way directional signage to be located at both ends of the proposed emergency access drive;
- 4) Compliance with Traffic Engineering comments: (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. If the proposed driveway on Brownlee Street is necessary for emergency access, it needs to be designated as such or limited to one-way traffic and the plat revised to remove the restriction on access. 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.);
- 5) Compliance with Engineering comments: 1. Provide a PUD Site Plan (labeled as PUD SITE PLAN) instead of a three (3) sheet set of construction plans. Sheets 2 and 3 of 3 are not needed. 2. Add the following notes to the PUD SITE PLAN: a) 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). b) 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. c) 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. d) 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. e) 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. f) The proposed development must comply with all Engineering Department design requirements and Policy Letters;
- 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

**God's Kingdom Church Ministries PUD-001443-2020**  
**December 21, 2020**

- 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.); and
- 7) Compliance with Fire Department comments and placement of a note: (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 commercial buildings and 600' of sprinkled commercial buildings.).
  - 8) Submission of revised Planned Unit Development site plan prior to the issuance of permits; and
  - 9) 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: Benjamin L. & Cynthia A. Torrance



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 21, 2020

Bethel Engineering  
C/o Vince LaCoste  
3233 Executive Park Circle  
Mobile, AL 36606

Re: **2425 St. Stephens Road**  
(Southeast corner of St. Stephens Road and Brownlee Street).  
Council District 1  
**PA-001452-2020**

**God's Kingdom Church Ministries**

Planning Approval to allow the expansion of an existing church, to include youth and adult ministries and a childcare facility, 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, to include youth and adult ministries and a childcare facility, in an R-1, Single-Family Residential District.

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

1. The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the site is located within a developed area with public water and sewer services and with nearby fire and police stations;
2. The proposal will not cause undue traffic congestion or create a traffic hazard, because the area contains available on-site parking; and
3. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because the primary use has already been established at this location.

**The Approval is subject to the following conditions:**

1. Obtaining of all necessary permits for the building's renovation; and
2. Full compliance with all municipal codes and ordinances.

**God's Kingdom Church Ministries PA-001452-2020**  
**December 21, 2020**

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: Benjamin L. & Cynthia A. Torrance