

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 8, 2012

Waterfront Rescue Mission  
P.O. Box 1095  
Mobile, AL 36633

**Re: Case #ZON2012-01093 (Planned Unit Development)**

**Waterfront Rescue Mission**

254 & 260 North Scott Street, 279 North Washington Avenue  
(Southeast corner of Congress Street and North Scott Street, Southwest corner of  
Congress Street and North Washington Avenue, Northwest corner of State Street  
and North Washington Avenue)

Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow multiple buildings on a single business site.  
Council District 2

Dear Applicant(s):

At its meeting on June 7, 2012, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single business site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) compliance with Engineering comments:** *“Any and all proposed development will need to be in conformance with the Stormwater 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 Stormwater Runoff Control. A complete set of construction plans for the site work (including drainage, utilities, grading, storm water detention systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW (Mobile City Code, Chapter 57,*

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*Article VIII). This proposed development will require stormwater detention. Label each of the flood zones and show the Minimum Finished Floor Elevation on each lot on the Plat. There is to be no fill placed or building constructed within the limits of the flood plain without providing compensation or submission of an approved No Rise Certification or Flood Study;”*

- 2) revision of the site plan to illustrate an enclosure around the dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 3) 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;
- 4) placement of a note on the site plan stating that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance;
- 5) 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;
- 6) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the issuance of any permits;
- 7) completion of the Subdivision process prior to the issuance of any permits;
- 8) successful application for a new Parking Variance to Board of Zoning Adjustment before the issuance of any permits; 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

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Asarisi and Associates, LLC

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 8, 2012

Waterfront Rescue Mission  
P.O. Box 1095  
Mobile, AL 36633

**Re: Case #ZON2012-01256 (Planning Approval)**

**Waterfront Rescue Mission**

254 & 260 North Scott Street, 279 North Washington Avenue  
Southeast corner of Congress Street and North Scott Street, Southwest corner of  
Congress Street and North Washington Avenue, Northwest corner of State Street  
and North Washington Avenue)  
Planning Approval to allow an emergency shelter in a B-4, General Business  
District.  
Council District 2

Dear Applicant(s):

At its meeting on June 7, 2012, the Planning Commission considered for Planning Approval the site plan to allow an emergency shelter in a B-4, General Business District.

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

- 1) compliance with Engineering comments:** *“Any and all proposed development will need to be in conformance with the Stormwater 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 Stormwater Runoff Control. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater detention systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW (Mobile City Code, Chapter 57, Article VIII). This proposed development will require stormwater detention.*

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*Label each of the flood zones and show the Minimum Finished Floor Elevation on each lot on the Plat. There is to be no fill placed or building constructed within the limits of the flood plain without providing compensation or submission of an approved No Rise Certification or Flood Study;"*

- 2) placement of a note on the site plan stating that changes to the scope of operations or site plan for Waterfront Rescue Mission, Inc. will require a new application for Planning Approval;
- 3) 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;
- 4) placement of a note on the site plan stating that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance;
- 5) 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;
- 6) provision of a revised Planning Approval site plan to the Planning Section of Urban Development prior to the issuance of permits;
- 7) completion of the Subdivision process prior to the issuance of any permits;
- 8) successful application for a new Parking Variance to Board of Zoning Adjustment before the issuance of any permits; 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

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Asarisi and Associates, LLC