



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2016

Re: 508 Bay Bridge Road
(North side of Bay Bridge Road at the North terminus of Bay Bridge Road Cut Off).
Council District 2
ZON2015-02757
Union Missionary Baptist Church

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

At its meeting on January 7, 2016, the Planning Commission considered for Planning Approval to allow the expansion of an existing church in an R-2, Two-Family Residence District.

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

- 1) full compliance with tree and landscaping requirements of the Zoning Ordinance;
- 2) provision of a buffer in compliance with the Zoning Ordinance between the site and the residential districts to which the site abuts;
- 3) provision of a dumpster that meets buffer, sanitary sewer connection, and enclosure requirements of the Zoning Ordinance;
- 4) compliance with Engineering comments: *("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 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, 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. The application and proposed work shall be in conformance with Mobile City Code, Chapter 17, Storm Water Management and*

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- 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. C. 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. D. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”);*
- 5) **compliance with Traffic Engineering comments:** (“*Bay Bridge Road is an ALDOT maintained roadway. Site is limited to its existing curb cut, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. 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).*”); and
 - 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*”);
 - 8) **provision of a note on a revised site plan stating that any future changes to the site will require Planning Approval; and**
 - 9) **submission of two revised site plans to the Planning and Zoning Department prior to the issuance of any permits.**


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

cc: McCrory & Williams