



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2016

Word of God Church  
6455 Overlook Road  
Mobile, AL 36608

**Re: 6455 & 6459 Overlook Road**  
(South side of Overlook Road, at the South terminus of Godwin Lane).  
Council District 7  
**SUB2016-00052 (Subdivision)**  
**Word of God Church Subdivision**  
1 Lot / 3.3 Acres

Dear Applicant(s):

At its meeting on June 2, 2016, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission held the matter over until the July 7, 2016 meeting, with revisions due by June 10<sup>th</sup>, to allow the applicant to address the following items:**

- 1) Submittal of a Planning Approval application by June 7<sup>th</sup>;
- 2) Revision of the application or provision of a written statement to indicate the providers for both water and sanitary sewer services;
- 3) Dedication sufficient to provide 30' from the centerline of Overlook Road, if necessary;
- 4) Revision of the Final Plat to depict the 25-foot minimum building setback line;
- 5) Placement of a note on the Final Plat stating that the lot is limited to one curb cut to Overlook Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) Revision of the Final Plat to illustrate the lot size in both square feet and in acres;
- 7) Subject to the Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Revise the plat to label each lot with its size in acres and square feet, or the furnishing*

**Word of God Church Subdivision**  
**June 7, 2016**

*of a table on the Plat providing the same information. C. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. D. Show and label each and every Right-Of-Way and easement. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Add a note to the SUBDIVISION PLAT stating 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. J. Add a note to the Plat stating 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. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.);*

- 8) Subject to the Traffic Engineering comments: (Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) Subject to the 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*
- 10) Subject to the Fire Department 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).J.*

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Jennifer Denson, Secretary

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

  
Richard Olsen  
Deputy Director of Planning

cc: L. E. Stiffler Engineering, LLC



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MOBILE CITY PLANNING COMMISSION

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6455 Overlook Road  
Mobile, AL 36608

**Re: 6455 & 6459 Overlook Road**  
(South side of Overlook Road, at the South terminus of Godwin Lane).  
Council District 7  
**ZON2016-01051 (Planned Unit Development)**  
**Word of God Church Subdivision**

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

At its meeting on June 2, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking.

**After discussion, the Planning Commission held the matter over until the July 7, 2016 meeting, with revisions due by June 10<sup>th</sup>, to allow the applicant to address the following:**

- 1) Submittal of a Planning Approval application by June 7<sup>th</sup>;**
- 2) Provision of a written statement to indicate the timeline for construction;**
- 3) Revision of the site plan to illustrate compliant landscaping, tree, and parking calculations as required by Section 64-4.E of the Zoning Ordinance;**
- 4) Revision of the site plan to illustrate the 25' minimum building set back line;**
- 5) Revision of the site plan to illustrate curbing or bumper stops for each parking space abutting landscaped area;**
- 6) revision of the site plan to indicate the proposed use of each building on the site;**
- 7) Revision of the site plan to indicate lighting within the parking area will be in compliance with Sections 64-6.A.3 and 64-6A.8. of the Zoning Ordinance.**
- 8) Revision of the site plan to indicate the location, height and size of the HVAC mechanical equipment in compliance with Section 64-4.D.11 of the Zoning Ordinance;**

**Word of God Church Subdivision PUD**  
**June 7, 2016**

- 9) Revision of the site plan to illustrate that on site garbage collection will be served via a dumpster with a connection to sanitary sewer, curbside, or private collection services in accordance with Section 64-4.D.9 of the Zoning Ordinance, or the placement of a note on the site plan indicating such;
- 10) Revision of the site plan to include a sidewalk or the application for a sidewalk waiver if a sidewalk will not be provided;
- 11) Placement of a note on the site plan stating that the PUD is limited to the existing curb cuts to Overlook Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
- 12) Subject to the 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 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, 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. 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. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.;*
- 13) Subject to the Traffic Engineering comments and placement of a note stating: *(Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.).;*
- 14) Subject to the Urban Forestry comments and placement of a note stating: *(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).;*
- 15) Subject to the Fire Department comments and placement of a note stating: *(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*

**Word of God Church Subdivision PUD**  
**June 7, 2016**


*Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).); and*  
**16) revision of the site plan to reflect 2012 IFC access requirements.**

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: L. E. Stiffler, Engineer LLC