



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 6, 2017

Mobile Christian School
5900 Cottage Hill Road
Mobile, AL 36609

Re: 5900 Cottage Hill Road
(North side of Cottage Hill Road, 230'± West of Freemont Drive West).
Council District 6
PUD-000284-2017 (Planned Unit Development)
Mobile Christian School, Inc.

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

At its meeting on November 2, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously Approved Master Plan to allow a new 22,700 square foot elementary school building in a R-1, Single-Family Residential District.

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

- 1) revision of the site plan to add a note stating full tree and landscape compliance per Section 64-4.E of the Zoning Ordinance will be provided and maintained;
- 2) retention of the 25' minimum building setback line;
- 3) placement of a note on the site plan stating that the site is limited to the curb-cuts identified on the site plan, with any changes to the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 4) compliance with 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***

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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. 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”;

- 5) compliance with Traffic Engineering comments: *“Based on the increased student capacity and the existing conditions related to school traffic in this area, a traffic impact study was required for this site. The impact study was prepared and submitted as part of these applications. Applicant/Engineer is responsible for insuring City has a copy of the final completed study as two versions appear to have been submitted. Development of the proposed expansion is contingent upon the construction and implementation of any recommendations in the traffic impact study. The site is limited to three curb cuts to Cottage Hill Road with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The western driveway is limited to exit only, the center driveway is limited to enter only, and the eastern driveway is permitted to remain two-way. Directionality of the driveway should be clearly labeled for each driveway on the PUD site plan. Access to the adjacent service roads is denied and any illustration should be removed from the PUD site plan. The school is responsible for coordinating with local law enforcement as needed for any changes or additions to the crossing guard duties. 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.).”;*
- 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).” and;*
- 8) full compliance with all 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: 

Richard Olsen

Deputy Director of Planning & Zoning

cc: BKI



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MOBILE CITY PLANNING COMMISSION

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November 6, 2017

Mobile Christian School
5900 Cottage Hill Road
Mobile, AL 36609

Re: 5900 Cottage Hill Road
(North side of Cottage Hill Road, 230'± West of Freemont Drive West).
Council District 6
PA-000285-2017 (Planning Approval)
Mobile Christian School, Inc.

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

At its meeting on November 6, 2017, the Planning Commission considered for Planning Approval to amend a previously approved Master Plan to allow the expansion of an existing school, to allow a new 22,700 square foot elementary school building in an R-1, Single-Family Residential District.

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

- 1) revision of the site plan to add a note stating full tree and landscape compliance per Section 64-4.E of the Zoning Ordinance will be provided and maintained;**
- 2) retention of the 25' minimum building setback line;**
- 3) placement of a note on the site plan stating that the site is limited to the curb-cuts identified on the site plan, with any changes to the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;**
- 4) compliance with Engineering 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. 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***

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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.”;

- 5) compliance with Traffic Engineering comments: *“Based on the increased student capacity and the existing conditions related to school traffic in this area, a traffic impact study was required for this site. The impact study was prepared and submitted as part of these applications. Applicant/Engineer is responsible for insuring City has a copy of the final completed study as two versions appear to have been submitted. Development of the proposed expansion is contingent upon the construction and implementation of any recommendations in the traffic impact study. The site is limited to three curb cuts to Cottage Hill Road with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The western driveway is limited to exit only, the center driveway is limited to enter only, and the eastern driveway is permitted to remain two-way. Directionality of the driveway should be clearly labeled for each driveway on the PUD site plan. Access to the adjacent service roads is denied and any illustration should be removed from the PUD site plan. The school is responsible for coordinating with local law enforcement as needed for any changes or additions to the crossing guard duties. 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.”;*
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- 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).” and;*
- 8) 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

Ms. Jennifer Denson, Secretary

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Richard Olsen

Deputy Director of Planning & Zoning

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