



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 10, 2017

The Protestant Episcopal Church in the Diocese of the Central Gulf Coast, Inc.
1050 Azalea Road
Mobile, AL 36693

Re: 5901 Overlook Road

South side of Overlook Road at the South terminus of Carlisle Drive West
Council District 7

PUD-000050-2017 (Planned Unit Development)

The Protestant Episcopal Church in the Diocese of the Central Gulf Coast, Inc.

Dear Applicant/Property Owner:

At its meeting on May 4, 2017, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) **revision of the site plan to indicate proposed tree planting compliance;**
- 2) **retention of the 25' minimum building setback line on the site plan;**
- 3) **retention of the note on the site plan stating that garbage collection will be via curb-side collection;**
- 4) **retention of the note on the site plan stating that the site is limited to the two existing curb cuts to Overlook Road with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **retention of the note on the site plan stating that the site is limited to one-way ingress from the Eastern drive and one-way egress from the Western drive;**
- 6) **retention of the one-way traffic flow pattern within the parking lot on the site plan;**
- 7) **revision of the site plan to indicate a City-standard sidewalk along Overlook Road in the event the Sidewalk Waiver request is denied;**
- 8) **placement of a note on the site plan stating that if the vacant property adjacent to the East is developed residentially, a buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance will be required to be installed;**
- 9) **compliance with the Traffic Engineering comments: *(Site is limited to no more than two curbs cuts with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA***

The Protestant Episcopal Church in the Diocese of the Gulf Coast, Inc. PUD
May 4, 2017

handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);

- 10) **compliance with 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)];*
- 11) **compliance with the 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)];*
- 12) **full compliance with all municipal codes and ordinances; and**
- 13) **submission to and approval by Planning and Zoning of a revised PUD site plan prior to the signing the Final Plat for the Subdivision.**

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

Jennifer Denson, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 10, 2017

The Protestant Episcopal Church in the Diocese of the Central Gulf Coast, Inc.
1050 Azalea Road
Mobile, AL 36693

Re: 5901 Overlook Road
South side of Overlook Road at the South terminus of Carlisle Drive West
Council District 7
SUB-SW-000053-2017 (Sidewalk Waiver)
The Protestant Episcopal Church in the Diocese of the Central Gulf Coast,
Inc.
Request to waive construction of a sidewalk along Overlook Road.

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

At its meeting on May 4, 2017, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, the Planning Commission denied the application for waiver of a sidewalk along Overlook Road.

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: Rowe Engineering & Surveying, Inc.