



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 9, 2014

New Hope Baptist Church
1272 Pecan Street
Mobile, AL 36606

Re: Case #ZON2014-00927
New Hope Baptist Church
1261 Persimmon Street
(1270 & 1272 Pecan Street, 605 & 608 Live Oak Street, 1261 & 1263 Persimmon)
(Northeast corner of Pecan Street and Live Oak Street extending to the Southeast
corner of Live Oak Street and Persimmon Street; and West side of Live Oak
Street 120'± South of Persimmon Street).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site and offsite
parking.

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

At its meeting on June 5, 2014, the Planning Commission considered for Planned Unit
Development Approval to allow multiple buildings on a single building site.

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

- 1) **Revision of the site plan to illustrate a compliant number of accessible parking spaces and design compliance, to include an accessible route, with the requirements of the applicable building code section 1106 (and 2010 ADA Standards for Accessible Design);**
- 2) **Revision of the site plan to illustrate live oak trees within 15' of above-ground utility lines. All other frontage trees should be depicted a minimum distance of 15' from said utilities;**
- 3) **Revision of the site plan to comply with the frontage tree requirements of the Zoning Ordinance, if the Tree Planting Variance is denied;**
- 4) **Revision of the site plan to illustrate any proposed sign structure;**
- 5) **Retention of dumpster notes on the revised site plan;**

- 6) Placement of a note on the site plan stating that any new lighting on the site must comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance and submission of a photometric plan of the entire site at time of permitting;
- 7) 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 land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water 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 Storm Water Runoff Control. 4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). 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 proposed development must comply with all Engineering Department Policy Letters.);*
- 8) Compliance with Traffic Engineering Comments: *(Lot 1 is limited to two curb cuts to Persimmon Street and one curb cut to Pecan Street, Lot 2 is limited to one curb cut to Live Oak St with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) 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 61-929 and City Code Chapters 57 and 64).);*
- 10) Compliance with Fire Department Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 11) Submission of an approved, revised PUD site plan prior to any request for Land Disturbance; and
- 12) Full compliance with all municipal codes and ordinances.

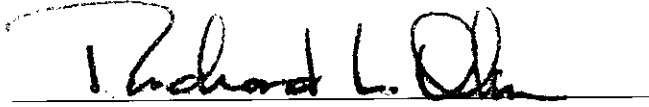
New Hope Baptist Church PUD
June 9, 2014

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: Wattier Surveying, Inc.