

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 5, 2007

Nazaree Full Gospel Church  
Attn: Gregory Holmes  
1695 W. I-65 Service Road N.  
Mobile, AL 36618

**Re: Case #ZON2007-02285**  
**Nazaree Full Gospel Church**  
Southwest corner of West I-65 Service Road North and First Avenue (unopened public right-of-way).  
Planning Approval to allow a private school in a B-3, Community Business district.

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

At its meeting on October 4, 2007, the Planning Commission considered for Planning Approval the site plan to allow a private school in a B-3, Community Business district.

After discussion, it was decided to holdover this plan until the November 1<sup>st</sup> meeting, with revisions due by October 15th, so that the following items can be addressed:

- 1) provision of additional information regarding the use of the building, including a preliminary floor plan indicating classroom areas and other uses;**
- 2) provision of additional information regarding the number of teaching stations, if different than the number of classrooms;**
- 3) revision of the site plan to show the parking area connecting to the service road, with the appropriate radius for the connection;**
- 4) provision of information regarding the drop-off and pick-up procedure, specifically explaining if it will be drop-off or park and walk-in with the children;**
- 5) revision of the site plan to depict the general location of any outdoor play areas and any fencing that will be provided;**

- 6) consultation with the Mobile Fire-Rescue Department to determine if the building layout and site plan meet the requirements of the 2003 International Fire Code, as adopted by the City of Mobile, and revision of the site plan if necessary to comply with the comments (*All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Building and site design shall specifically comply with 2003 IFC Section 503.1.1 buildings and facilities. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. May require an automatic sprinkler system and Commercial hood with automatic fire suppression system.*);
- 7) compliance with Engineering comments (*Minimum finished floor elevation needs to be verified with City Engineering. If public water is conveyed on property, please provide drainage easement. Any drainage-way conveying public water cannot be relocated without approval by City Engineering. No fill allowed in special flood hazard area without flood study. Show limit of special flood hazard area on plat. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);
- 9) depiction of the general location of any on-site storm water detention;
- 10) revision of the legal description on the site plan to reflect the recorded plat;
- 11) revision of the site plan to clearly depict the building location;
- 12) revision of the site plan to depict a sidewalk along the service road, or submittal of an application for a sidewalk waiver; and
- 13) revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance.

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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: Rester and Coleman Engineers, Inc.