



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 23, 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).
Council District 6
PUD-000009-2017 (Planned Unit Development) (HOLDOVER)
Mobile Christian School

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

At its meeting on May 18, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Master Plan to allow new pole lights for softball field.

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

- 1) Field light usage limited to 30 evenings annually, with field lights to be turned off within 15 minutes of game completion;
- 2) Noise generated by public address system to comply with Chapter 39, Article IV, Section 96 (including subsections) of the City Code;
- 3) Provision of a 6 foot high, 10 foot wide evergreen screening along the East property line, to begin 100 feet North of the terminus of Fairwood Drive, and extend South along the property line 230 feet South of the terminus of Fairwood Drive: plants to be offset planted 10 feet on center, to include evergreen magnolias and hollies,
- 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 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.);

- 5) Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, shall be approved by Traffic Engineering and conform to AASHTO standards. 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).);*
- 8) Provision of a revised PUD site plan prior to any request for permits; and*
- 9) Full compliance with all other municipal codes and ordinances.*

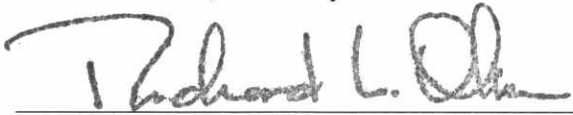
Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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: Element³ Engineering



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Council District 6

PA-000082-2017 (Planning Approval)

Mobile Christian School

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

At its meeting on May 18, 2017, the Planning Commission considered for Planning Approval to amend a previously approved Master Plan to allow new pole lights for a softball field to an existing church school in an R-1, Single-Family Residential District.

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

- 1) Field light usage limited to 30 evenings annually, with field lights to be turned off within 15 minutes of game completion;
- 2) Noise generated by public address system to comply with Chapter 39, Article IV, Section 96 (including subsections) of the City Code;
- 3) Provision of a 6 foot high, 10 foot wide evergreen screening along the East property line, to begin 100 feet North of the terminus of Fairwood Drive, and extend South along the property line 230 feet South of the terminus of Fairwood Drive: plants to be offset planted 10 feet on center, to include evergreen magnolias and hollies,
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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.);


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