



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 17, 2014

UMS-Wright Corporation
Attn: Tommy Akridge
65 N. Mobile Street
Mobile, AL 36607

Re: 65 North Mobile Street

(Southwest corner of Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).

ZON2014-01871

UMS Wright Corporation

Planned Unit Development Approval to amend a previously approved Planned Unit Development to add a middle school, proposed baseball training facility metal storage building, announcers booth (at the existing softball field) and multiple buildings on a single building site.

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

At its meeting on November 6, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to add a middle school, proposed baseball training facility metal storage building, announcers booth (at the existing softball field) and multiple buildings on a single building site.

After discussion, the Planning Commission held the matter over until the November 20, 2014 meeting, with revisions due by Wednesday, November 12, 2014 to address the following:

- 1) **revision of the site plan to depict the correct property lines as illustrated on the Final Plat;**
- 2) **revision of the site plans and the associated narratives to include the number of teaching stations for any daycares, elementary and middle school facilities, and the number of students enrolled in the high school;**
- 3) **revision of the site plan to depict the senior parking lot to be in compliance with Section 64-4 of the Zoning Ordinance;**
- 4) **revision of the site plan to depict the existing basketball area as a parking lot to be in compliance with Section 64-4 of the Zoning Ordinance or provide no parking signs around the existing basketball court;**

- 5) revision of the site plan to depict the correct spelling of the word “proposed”;
- 6) revision of the site plan to depict the correct labeling of the baseball training facility;
- 7) revision of the site plan to depict the 2 accessible parking spaces that are adjacent to the baseball training facility;
- 8) revision of the site plan to depict the announcer’s booth as “proposed” instead of “future”;
- 9) relocation of the storage building proposed for placement in the driveway behind the building fronting Martin Street, to eliminate circulation issues;
- 10) compliance with Engineering comments: *“ADD THE FOLLOWING NOTES TO THE SITE PLAN: 1. 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. 2. 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.”;*
- 11) compliance with Traffic Engineering comments: *“Based on school building addition and existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities for the proposed middle school. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any proposed changes to access will require the submission of a revised PUD, to be approved by all site reviewing departments. All 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. The “Existing Seniors Parking” lot should be revised to illustrate the changes to the parking layout, based on the location of the proposed school building. The access points to the existing lot between the softball field and Cooper Stadium should be revised to illustrate existing conditions. The loop road in the southeast corner of the site should also be illustrated on the site plan, in addition to the parking area to be constructed near the proposed baseball training facility.”;*
- 12) 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).”; and*
- 13) compliance with Fire 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.”*

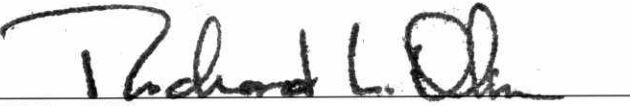
If you have any questions regarding this action, please call this office at 251-208-5895.

UMS Wright Corporation PUD
November 17, 2014

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: The Coleman Engineering Group of McCrory & Williams



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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November 17, 2014

UMS-Wright Corporation
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65 N. Mobile Street
Mobile, AL 36607

Re: 65 North Mobile Street

(Southwest corner of Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).

ZON2014-01945 (Planning Approval)

UMS Wright Corporation

Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing church school in an R-1, Single-Family Residential District.

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

At its meeting on November 6, 2014, the Planning Commission considered for Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing church school in an R-1, Single-Family Residential District.

After discussion, the Planning Commission held the matter over until the November 20, 2014 meeting, with revisions due by Wednesday, November 12, 2014 to address the following:

- 1) **revision of the site plan to depict the correct property lines as illustrated on the Final Plat;**
- 2) **revision of the site plans and the associated narratives to include the number of teaching stations for any daycares, elementary and middle school facilities, and the number of students enrolled in the high school;**
- 3) **revision of the site plan to depict the senior parking lot to be in compliance with Section 64-4 of the Zoning Ordinance;**
- 4) **revision of the site plan to depict the existing basketball area as a parking lot to be in compliance with Section 64-4 of the Zoning Ordinance or provide no parking signs around the existing basketball court;**
- 5) **revision of the site plan to depict the correct spelling of the word “proposed”;**

- 6) revision of the site plan to depict the correct labeling of the baseball training facility;
- 7) revision of the site plan to depict the 2 accessible parking spaces that are adjacent to the baseball training facility;
- 8) revision of the site plan to depict the announcer's booth as "proposed" instead of "future";
- 9) relocation of the storage building proposed for placement in the driveway behind the building fronting Martin Street, to eliminate circulation issues;
- 10) compliance with Engineering comments: *"ADD THE FOLLOWING NOTES TO THE SITE PLAN: 1. 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. 2. 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."*;
- 11) compliance with Traffic Engineering comments: *"Based on school building addition and existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities for the proposed middle school. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any proposed changes to access will require the submission of a revised PUD, to be approved by all site reviewing departments. All 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. The "Existing Seniors Parking" lot should be revised to illustrate the changes to the parking layout, based on the location of the proposed school building. The access points to the existing lot between the softball field and Cooper Stadium should be revised to illustrate existing conditions. The loop road in the southeast corner of the site should also be illustrated on the site plan, in addition to the parking area to be constructed near the proposed baseball training facility."*;
- 12) 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)."; and*
- 13) compliance with Fire 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."*

UMS Wright Corporation PA
November 17, 2014

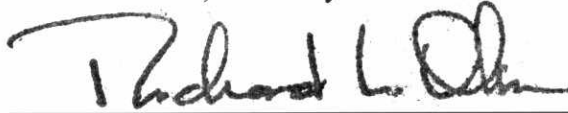
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: The Coleman Engineering Group of McCrory & Williams