



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 20, 2014

UMS-Wright School
65 N. Mobile St
Mobile, AL 36607

Re: Case #ZON2014-00996 (Planned Unit Development)

UMS Wright School

65 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).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a parking lot addition and multiple buildings on a single building site.

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

At its meeting on June 19, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a parking lot addition and multiple buildings on a single building site.

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

- 1) **submission of a photometric plan for the practice field area at the time of submittal of a building permit;**
- 2) **revision of the PA and PUD site plans to accurately depict the location of all structures, inc. storage buildings;**
- 3) **compliance with revised Engineering comments: “1. Any work performed in the existing ROW (right-of-way or public drainage easement) 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). 5. The proposed development must comply with all Engineering Department Policy Letters.”;

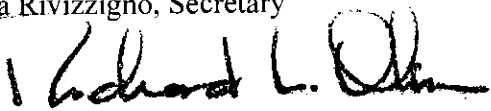
- 4) **compliance with Traffic Comments:** *“Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”;*
- 5) **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.”;*
- 6) **provision of 16 frontage trees along Old Shell Road abutting the practice field site;**
- 7) **future construction of the proposed middle school facility, additional parking, and any other future development will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;**
- 8) **full compliance with all municipal codes and ordinance; and submission of a revised PUD site plan prior to any request for permits.**

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: The Coleman Engineering Group of McCrory & Williams



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 20, 2014

UMS-Wright School
65 N. Mobile St
Mobile, AL 36607

Re: Case #ZON2014-01111 (Planning Approval)

UMS Wright School

65 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).
Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church school.

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

At its meeting on June 19, 2014, the Planning Commission considered for Planning Approval to allow the operation of a borrow pit in an I-2, Heavy Industry District.

After discussion, it was decided to approve the above referenced Planning Approval subject to the following conditions:

- 1) **submission of a photometric plan for the practice field area at the time of submittal of a building permit;**
- 2) **revision of the PA and PUD site plans to accurately depict the location of all structures, inc. storage buildings;**
- 3) **compliance with Engineering comments: "1. Any work performed in the existing ROW (right-of-way or public drainage easement) 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). 5. The proposed development must comply with all Engineering Department Policy Letters.”;

- 4) compliance with Traffic Engineering comments: *“Driveway number, size, location and design to 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.”;*
- 5) 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.”;*
- 6) provision of 16 frontage trees along Old Shell Road abutting the practice field site;
- 7) future construction of the proposed middle school facility, additional parking, and any other future development will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 8) full compliance with all municipal codes and ordinances; and
- 9) provision of a revised PA site plan prior to any request for permits.

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: The Coleman Engineering Group of McCrory & Williams