



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

January 4, 2012

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

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CITY CLERK
LISA C. LAMBERT

Our Savior Parish
1801 Cody Road South
Mobile, Alabama 36695

Re: **Case #ZON2012-02891 (Planned Unit Development)**

Our Savior Parish

1801 Cody Road South

(East side of Cody Road South, 155'± North of the East terminus of Bradbury Place).

Planned Unit Development Approval to allow multiple buildings on a single building site

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission considered for Planned Unit Development the site plan 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) **compliance with Engineering comments** (*Any work performed in the existing Cody Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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). Any and all proposed development will need to 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. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit. The existing sidewalk along Cody Road shall be adjusted at the existing curb cuts to reduce the existing vertical change in grade between the sidewalk and driveways to be*

less than 1/4 inch. Also, any existing sidewalk panels that are damaged are to be removed and replaced.);


- 2) **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.);*
- 3) **compliance with Traffic Engineering comments** (*Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.);*
- 4) **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).);*
- 5) **revision of the site plan to depict curbing and/or bumper stops for all parking and circulation areas in order to protect adjacent landscape and sidewalk areas;**
- 6) **revision of the site plan to provide appropriately marked access aisles for all proposed handicap parking spaces, in accordance with Americans with Disability Act and/or 2009 International Building Code requirements;**
- 7) **placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;**
- 8) **placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 9) **provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat; and**
- 10) **full compliance with all municipal codes and ordinances.**

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: Cummings Architecture



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CITY CLERK
LISA C. LAMBERT

Our Savior Parish
1801 Cody Road South
Mobile, Alabama 36695

Re: Case #ZON2012-02892 (Planning Approval)

Our Savior Parish

1801 Cody Road South

(East side of Cody Road South, 155'± North of the East terminus of Bradbury Place).

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

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval to allow an expansion of a church in an R-1, Single-Family Residential District.

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

- 1) **compliance with Engineering comments** (*Any work performed in the existing Cody Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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). Any and all proposed development will need to 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. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit. The existing sidewalk*

along Cody Road shall be adjusted at the existing curb cuts to reduce the existing vertical change in grade between the sidewalk and driveways to be less than ¼ inch. Also, any existing sidewalk panels that are damaged are to be removed and replaced.);

- 2) **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.);*
- 3) **compliance with Traffic Engineering comments** (*Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.);*
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- 5) **revision of the site plan to depict curbing and/or bumper stops for all parking and circulation areas in order to protect adjacent landscape and sidewalk areas;**
- 6) **revision of the site plan to provide appropriately marked access aisles for all proposed handicap parking spaces, in accordance with Americans with Disability Act and/or 2009 International Building Code requirements;**
- 7) **placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;**
- 8) **placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 9) **provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat; and**
- 10) **full compliance with all municipal codes and ordinances.**

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Sincerely,

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