

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 11, 2008

Mobile Christian School  
5900 Cottage Hill Road  
Mobile, AL 36609

**Re: Case #SUB2008-00141 (Subdivision)**  
**Mobile Christian Subdivision**  
5900, 5910 and 5916 Cottage Hill Road  
(North side of Cottage Hill Road, 230'± West of Freemont Drive West).  
1 Lot / 15.4± Acres

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

At its meeting on July 10, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the Final Plat limiting the site to the three existing curb cuts to Cottage Hill Road; and**
- 2) the placement of a note on the Final Plat stating that any more development to the campus would require a Traffic Impact Study.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **seven** copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

**Mobile Christian Subdivision**  
**July 11, 2008**  
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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**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 11, 2008

Mobile Christian School  
5900 Cottage Hill Road  
Mobile, AL 36609

**Re: Case #ZON2008-01588 (Planned Unit Development)**  
**Mobile Christian Subdivision**  
5900, 5910 and 5916 Cottage Hill Road  
(North side of Cottage Hill Road, 230'± West of Freemont Drive West).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow an athletic field bleachers expansion and a new press box, and to allow multiple buildings on a single building site.

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

At its meeting on July 10, 2008, 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 this plan subject to the following conditions:

- 1) **submission of individual applications for each project (other than those involved in this amended application), providing detailed information with regard to the numbers of classrooms involved, number of parking spaces provided, and detailed information on the location of proposed improvements;**
- 2) **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);**
- 3) **full compliance with the landscaping and tree planting requirements of the Ordinance for the entire campus, to be coordinated with and approved by Urban Forestry;**
- 4) **the provision of a 10-foot vegetative buffer to be included with the minimum buffer requirements of the Ordinance;**
- 5) **full compliance with the parking requirements of the Zoning Ordinance for the bleacher expansion;**

**Mobile Christian Subdivision**  
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- 6) the placement of a note on the Site Plan stating that any more development to the campus would require a Traffic Impact Study; and**
- 7) 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**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 11, 2008

Mobile Christian School  
5900 Cottage Hill Road  
Mobile, AL 36609

**Re: Case #ZON2008-01589 (Planning Approval)**

**Mobile Christian Subdivision**

5900, 5910 and 5916 Cottage Hill Road

(North side of Cottage Hill Road, 230'± West of Freemont Drive West).

Planning Approval to amend a previously approved Planning Approval to allow bleachers expansion, a new press box, and expanded parking facilities, and add a classroom building and a sanctuary to an existing church school in an R-1, Single-Family Residential District.

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

At its meeting on July 10, 2008, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval to allow bleachers expansion, a new press box, and expanded parking facilities, and add a classroom building and a sanctuary to an existing church school in an R-1, Single-Family Residential District.

After discussion, it was decided to approve this plan subject to the following condition:

- 1) submission of individual applications for each project (other than those involved in this amended application), providing detailed information with regard to the numbers of classrooms involved, number of parking spaces provided, and detailed information on the location of proposed improvements;**
- 2) 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);**
- 3) full compliance with the landscaping and tree planting requirements of the Ordinance for the entire campus, to be coordinated with and approved by Urban Forestry;**
- 4) the provision of a 10-foot vegetative buffer to be included with the minimum buffer requirements of the Ordinance;**
- 5) full compliance with the parking requirements of the Zoning Ordinance for the bleacher expansion;**

**Mobile Chrisitan Subdivision**  
**July 11, 2008**  
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- 6) the placement of a note on the Site Plan stating that any more development to the campus would require a Traffic Impact Study; and**
- 7) 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**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning