

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 4, 2008

Nazaree Full Gospel Church  
Attn: Gregory Holmes  
1695 W. I-65 Service Road N  
Mobile, AL 36618

**Re: Case #ZON2008-00682 (Planned Unit Development)**  
**Nazaree Full Gospel Church**  
1695 West I-65 Service Road North  
(Northwest and Southwest corners of West I-65 Service Road North and First  
Avenue [unopened public right-of-way]).  
Planned Unit Development Approval to allow shared access and parking between  
two building sites.

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

At its meeting on April 3, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between two building sites.

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

- 1) revision of the site plan to depict any required storm water detention facilities for the school site, if required;
- 2) revision of the site plan to indicate the posting of a sign at the school's curb-cut onto the Interstate 65 Service Road restricting the curb-cut to exit-only during thirty minutes before and after school start and end hours, and removal of the entry/exit arrows at the school curb-cut entrance;
- 3) revision of the site plan to indicate the posting of a sign on the eastern side of the school parking lot stating "do not enter" so that traffic entering from the church site will not turn left into the one-way portion of the school parking lot;
- 4) revision of the site plan to depict the 25-foot minimum building setback line for the school site where it is adjacent to the 1<sup>st</sup> Avenue right-of-way;
- 5) revision of the site plan delineating the site area for the school that will be required to comply with the landscape and tree requirements of the Zoning Ordinance, and the revision of landscape calculations as necessary to reflect the site area;
- 6) provision of a revised site plan to the Planning Section of Urban Development prior to the submittal of plans for permitting;

- 7) changes to the scope of operations that increase the number of students beyond 220 students, the number of teaching stations beyond 11 stations, the hours of operation beyond 6:00 AM to 6:00 PM, or that result in significant changes to the size and location of buildings and parking will require a new application for Planning Approval;
- 8) future changes to the site plan for either the school or the church site will require a new PUD application and potentially a new Planning Approval application;
- 9) full compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Any work performed in the right of way will require a right of way permit.*);
- 10) full compliance with the revised Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.*);
- 11) full 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).*);
- 12) full compliance with Fire-Rescue comments (*All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Development shall comply with 2003 IFC Section 503; 508.5.1 and appendix D. Buildings may require the installation of a sprinkler system.*);
- 13) approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities; and
- 14) full compliance with all other municipal codes and ordinances for new construction, including the tree and landscaping requirements of the Zoning Ordinance.

**Nazaree Full Gospel Church**  
**April 4, 2008**  
**Page 3**

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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 4, 2008

Nazaree Full Gospel Church  
Attn: Gregory Holmes  
1695 W. I-65 Service Road N  
Mobile, AL 36618

**Re: Case #ZON2008-00681 (Planning Approval)**

**Nazaree Full Gospel Church**

Southwest corner of West I-65 Service Road North and First Avenue (unopened public right-of-way).

Planning Approval to allow a school in a B-3, Community Business District.

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

At its meeting on April 3, 2008, the Planning Commission considered for Planning Approval the site plan to allow a school in a B-3, Community Business District.

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

- 1) revision of the site plan to depict any required storm water detention facilities for the school site, if required;**
- 2) revision of the site plan to indicate the posting of a sign at the school's curb-cut onto the Interstate 65 Service Road restricting the curb-cut to exit-only during thirty minutes before and after school start and end hours, and removal of the entry/exit arrows at the school curb-cut entrance;**
- 3) revision of the site plan to indicate the posting of a sign on the eastern side of the school parking lot stating "do not enter" so that traffic entering from the church site will not turn left into the one-way portion of the school parking lot;**
- 4) revision of the site plan to depict the 25-foot minimum building setback line for the school site where it is adjacent to the 1<sup>st</sup> Avenue right-of-way;**
- 5) revision of the site plan delineating the site area for the school that will be required to comply with the landscape and tree requirements of the Zoning Ordinance, and the revision of landscape calculations as necessary to reflect the site area;**
- 6) provision of a revised site plan to the Planning Section of Urban Development prior to the submittal of plans for permitting;**

- 7) changes to the scope of operations that increase the number of students beyond 220 students, the number of teaching stations beyond 11 stations, the hours of operation beyond 6:00 AM to 6:00 PM, or that result in significant changes to the size and location of buildings and parking will require a new application for Planning Approval;
- 8) future changes to the site plan for either the school or the church site will require a new PUD application and potentially a new Planning Approval application;
- 9) full compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Any work performed in the right of way will require a right of way permit.*);
- 10) full compliance with the revised Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.*); and
- 11) full 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).*); of Urban Development prior to the submittal of plans for permitting.

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