



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 22, 2020

Vincent Robinson
4712 Moffett Rd.
Mobile, AL 36618

Re: 2100 North University Boulevard

(East side of North University Boulevard, at the East terminus of Mickey Drive, and the East terminus of Lebaron Drive South)

Council District 1

Engineer / Surveyor: Austin Engineering Company

SUB-001253-2020 (Subdivision)

Rightway Christian Center Subdivision

Number of Lots / Acres: 4 Lots / 140± Acres

Engineer / Surveyor: Austin Engineering Company

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

At its meeting on June 18, 2020, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) provision of seven (7) copies of the recorded plat for Rightway Place Subdivision to Planning and Zoning prior to signing the Final Plat;
- 2) retention of the right-of-way width of North University Boulevard on the Final Plat;
- 3) retention of the 25' minimum building setback line on the Final Plat;
- 4) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 5) retention of the note on the Final Plat stating that no structures may be placed or constructed within any easement;
- 6) retention of the minimum building setbacks from wetlands and severe terrain within the three areas of the site associated with the meanderings of Eight Mile Creek;
- 7) compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required*

notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Note #5 needs to be revised to include all of the flood zones present within the subdivision boundary. C. Notes #5 and #7 need to be revised. It lists "PARCEL 1" which is not shown or labeled on the Plat. D. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. The note on the Plat erroneously indicates that the NWI mapping is a wetlands delineation; it only shows the POTENTIAL for wetlands. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #72) LOTS 1, 2, 3, and 4 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 - NONE, LOT 2 - NONE, LOT 3 - NONE, LOT 4 - NONE. H. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);

- 8) placement of a note on the Final Plat stating the Traffic Engineering comments: (Lot 1 is limited to 2 curb cuts and Lots 2-4 are limited to one curb cut each, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required 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 future school exceeds the minimum thresholds that would require a traffic impact study. The TIS is not required for Phase 1 should it only include the construction of the church, however a study will be required prior to Traffic Engineering's approval for the addition of the school.);
- 9) compliance with the 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.]; and
- 10) compliance with the Fire Department comments: [All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).].

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Right Way Christian Center Subdivision SUB-001253-2020
June 22, 2020

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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:


Margaret Pappas
Deputy Director of Planning and Zoning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 22, 2020

Vincent Robinson
4712 Moffett Rd.
Mobile, AL 36618

Re: 2100 North University Boulevard

(East side of North University Boulevard, at the East terminus of Mickey Drive, and the East terminus of Lebaron Drive South)

Council District 1

Engineer / Surveyor: Austin Engineering Company

PA-001285-2020 (Planning Approval)

Right Way Christian Center

Planning Approval to allow a church and associated school in a B-1, Business Buffer District.

Dear Applicant(s):

At its meeting on June 18, 2020, the Planning Commission considered Planning Approval to allow a church and associated school in a B-1 Business Buffer District.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because it should have no impact on any of those items due to the fact that all are readily available within the immediate area;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because the site is along a major street and only one curb cut is proposed; and

The approval is subject to the following conditions:

- 1) compliance with the Engineering comments: *(1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting 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 and paving 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 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. 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 2) placement of a note on the site plan stating the Traffic Engineering comments: (Lot 1 is limited to 2 curb cuts and Lots 2-4 are limited to one curb cut each, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required 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 future school exceeds the minimum thresholds that would require a traffic impact study. The TIS is not required for Phase 1 should it only include the construction of the church, however a study will be required prior to Traffic Engineering's approval for the addition of the school.);
- 3) compliance with the 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);
- 4) compliance with the Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).);and
- 5) submission of an amended Planning Approval Master plan and amended Planned Unit Development Master Plan at the time of proposed development for the school.


Right Way Christian Center - PA-001285-2020
June 22, 2020

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

By:



Margaret Eppas
Deputy Director of Planning and Zoning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 22, 2020

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Mobile, AL 36618

Re: 2100 North University Boulevard

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Council District 1

Engineer / Surveyor: Austin Engineering Company

PUD-001284-2020 (Planned Unit Development)

Right Way Christian Center

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

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

At its meeting on June 18, 2020, the Planning Commission considered the above reference Planned Unit Development to allow multiple buildings on a single building site.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because the site is located along a major street and is large enough to allow the proposed development and uses;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of facilities than is generally possible under district regulations), because the proposal retains large areas of the overall site as undeveloped;
- c) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because it retains large areas of the overall site as undeveloped;
- d) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the project proposes large areas for outdoor venues; and

The Approval is subject to the following conditions:

- 1) retention of the 25' minimum building setback line along all street frontages;
- 2) retention of the lot size label in both square feet and acres on the site plan, or the furnishing of a table on the site plan providing the same information;
- 3) approval of an amended PUD for each phase of proposed future expansion;
- 4) revision of the site plan to provide parking calculations based upon one space per four sanctuary seats;
- 5) revision of the site plan to provide a compliant City-standard sidewalk within the public right-of-way along the church site frontage;
- 6) revision of the site plan to indicate a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, or placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will be via curbside service or private can collection service;
- 7) revision of the site plan to illustrate tree and landscape compliance, to be coordinated with staff using the Right Tree Right Place criteria;
- 8) compliance with the Engineering comments: *(1. Label Sheet C5.0 as the PUD SITE PLAN. 2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting 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). b. 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 and paving 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. c. 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. d. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. e. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. f. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 9) placement of a note on the site plan stating the Traffic Engineering comments: *(Lot 1 is limited to 2 curb cuts and Lots 2-4 are limited to one curb cut each, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required 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 future school*

exceeds the minimum thresholds that would require a traffic impact study. The TIS is not required for Phase 1 should it only include the construction of the church, however a study will be required prior to Traffic Engineering's approval for the addition of the school.);

- 10) compliance with the 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 11) compliance with the Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).);*
- 12) submittal to and approval by Planning and Zoning of two (2) copies of a revised site plan prior to the submittal for development permits; and
- 13) subject to the Rezoning of the site to a classification which would allow the church by right.

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.


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:


Margaret Pappas
Deputy Director of Planning and Zoning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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Re: 2100 North University Boulevard
(East side of North University Boulevard, at the East terminus of Mickey Drive, and the East terminus of Lebaron Drive South)
Council District 1
Engineer / Surveyor: Austin Engineering Company
ZON-001277-2020 (Rezoning)
Right Way Christian Center
Rezoning from R-1, Single-Family Residential District to B-1, Business Buffer District.

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

At its meeting on June 18, 2020, the Planning Commission considered your request for Rezoning from R-1, Single-Family Residential District to B-1, Business Buffer District.

After discussion, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

1) full compliance with all municipal codes and ordinances

The advertising fee for this application is \$ 183.92. Upon receipt of this fee (*make check payable to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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:


Margaret Pappas
Deputy Director of Planning and Zoning