



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 14, 2020

Stewart Surveying, Inc.  
10930 B Dauphin Island Parkway  
Mobile, AL 36582

**Re: 1564 & 1568 Hurtel Street and 1567, 1569 and 1577 Forrest Avenue**  
(Northeast corner of Hurtel Street and Antwerp Street, extending to the Southeast corner of Antwerp Street and Forrest Avenue).  
Council District 3  
**PA-001078-2019 (Planning Approval)**  
**West Bay Academy Subdivision, Addition to**  
Planning Approval to amend a previously approved Planning Approval to allow the operation of a church with a daycare in a R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on January 9, 2020, the Planning Commission considered for Planning Approval of the site plan to allow the operation of a church with a daycare in a R-1, Single-Family Residential 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 the site is located within a developed area with public water and sewer services and with nearby fire and police stations;
- b. The proposal will not cause undue traffic congestion or create a traffic hazard, because the area contains available on-site parking; and
- c. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because the use has already been established at this location.

**The Approval is subject to the following conditions:**

- 1) Obtaining of all necessary permits for the building's renovation; and

West Bay Academy PA-001078-2019  
January 14, 2020


2) 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  
Jennifer Denson, Secretary

By:

  
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: West Bay Academy CDC/Rev. R. Carmichael



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 14, 2020

Stewart Surveying, Inc.  
10930 B. Dauphin Island Parkway  
Mobile, AL 36613

**Re: 1564 & 1568 Hurtel Street and 1567, 1569 and 1577 Forrest Avenue**  
(Northeast corner of Hurtel Street and Antwerp Street, extending to the Southeast corner of Antwerp Street and Forrest Avenue).  
Council District 3  
**PUD-001077-2019 (Planned Unit Development)**  
**West Bay Academy Subdivision, Addition to**  
Planned Unit Development Department to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

Dear Applicant(s):

At its meeting on January 9, 2020, the Planning Commission considered the Planned Unit Development site plan to amend a previously approved 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 building form and site development), because it is reconfiguring a previous group of lots to allow development more in keeping with the already developed lots in the Subdivision;
- b. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), continuing the implementation of a previously approved Subdivision, on land that has an existing structure on site to be repurposed;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), as the land is already developed;

The Approval is subject to the following conditions:

- 1) Retention of the 50' right-of-way width to Hurtel Street and Forrest Street;
- 2) Retention of the 30' minimum building setback along Antwerp Street, in lieu of dedication;
- 3) Retention of the 25' minimum building setback line along Hurtel Street and Forrest Street;
- 4) Retention of lot size information in both square feet and acres;
- 5) Placement of a note on the site plan stating that there shall be no parking along Antwerp Street and Forrest Street;
- 6) Placement of a note on the site plan stating that all pick-up and drop-off traffic shall be limited to the Hurtel Street parking lot;
- 7) Placement of a note on the site plan stating the following Traffic Engineering comments: *(Site is limited to its existing number of curb cuts with any changes to 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. If on street parking becomes an issue during pick-up/drop-off, on street parking restrictions may have to be installed (or expanded) based on the width the streets or if visibility is impaired at the intersection of Antwerp Street and Forrest Street.);*
- 8) Full compliance with tree planting and landscape area requirements;
- 9) Compliance with 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. Add street names to the vicinity map. C. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast and northwest corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #78) LOT 1 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, **Storm Water Management and Flood Control**. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. G. Add a note to the Plat stating that 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. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. 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. L. 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.);

- 10) 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 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
- 11) Compliance with Fire Department comments and placement of a note: (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) Submission of three revised Planned Unit Development site plans prior to the issuance of permits; and
- 13) Full compliance with all other 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**  
Ms. Jennifer Denson, Secretary

West Bay Academy PUD-001077-2019

January 14, 2020

By:

  
Margaret Pappas

Deputy Director of Planning and Zoning

cc: West Bay Academy CDC/Rev. R. Carmichael