



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 2, 2018

Islamic Society of Mobile  
63 East Drive  
Mobile, AL 36608

Re: **59 & 63 East Drive**  
(East side of East Drive, 400'± South of Old Shell Road, extending to the West side of Allen Drive).  
Council District 6  
**PA-000694-2018**  
**Islamic Society of Mobile**

Dear Applicant(s):

At its meeting on November 1, 2018, the Planning Commission considered Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church and school in an R-1, Single-Family Residential District.

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

- 1) modifications to the site plan to correct the legal description and to illustrate the site as a single, legal lot of record;
- 2) development limited to the site plan proposed, as required to be revised by this approval;
- 3) completion of all site work by December 31, 2018;
- 4) revision of the landscaping and tree planting plan to provide the correct number of frontage and overall all tree plantings;
- 5) provision of screening of parking as required by 64.6.A.3.i;
- 6) provision a 6' privacy fence along the North, South, and East property lines (no higher than 3' in the required 25' setback) to screen residential properties from the parking facility;
- 7) compliance with Engineering Department 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 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.);*

- 8) compliance with Traffic Engineering Department Comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 9) 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.*);
- 10) compliance with 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)*);
- 11) placement of a note on the site plan stating that any changes from the approved plan shall require a new Application for Planning Approval from the Planning Commission
- 12) submission of a revised site plan to reflect conditions of approval prior to the request for any inspections associated with the Final Certificate of Occupancy; and
- 13) 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: M. Shafik Hammami P.E.