

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Modification of a Previously Approved
Planning Approval for Property Located at 65 North Mobile Street

Pursuant to Resolution of the Mobile, Alabama City Council adopted December 14, 2021, a public hearing will be held on the 14th day of November, 2023, at 10:30 a.m., to consider adoption of an ordinance to consider a proposed modification of a previously approved Planning Approval for property located at 65 North Mobile Street.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planning Approval was approved on November 21, 2019 to allow for construction of a new cafeteria, modified student drop-off/pick-up lanes, and a reconfigured parking area on property located at 65 North Mobile Street and described as follows:

LOT 1, UMS-WRIGHT SUBDIVISION AND ADDITION TO LOT 1 AS RECORDED IN MAP BOOK 123, PAGE 91 IN THE OFFICE OF JUDGE OF PROBATE COURT MOBILE COUNTY ALABAMA

WHEREAS, the owner of said property applied for a major modification of the Planning Approval on June 19, 2023 to allow the construction of a building addition, practice field, and a 21-space parking lot for an existing private school in an R-1, Single-Family Residential Suburban District.

WHEREAS, the Planning Commission held a public hearing on the requested modification on July 20, 2023 and recommended approval of the major modification of the Planning Approval subject to the following conditions:

1. Relocate the proposed guard shack out of the 25-foot front setback along Mobile Street or approval by Traffic Engineering;
2. Revision of the "Parking Requirements" table to state that the parking ratio for the high school is one (1) parking space per three (3) students;
3. Provision of parking lot lighting compliant with Article 3, 64-3-9.C.;
4. Revision of note 13 to remove the word "frontage";

5. Submittal to and approval by Planning and Zoning of the revised Modified Planning Approval site plan prior to its recording in Probate Court, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
6. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. The request is consistent with all applicable requirements of this Chapter;
- B. The request is compatible with the character of the surrounding neighborhood;
- C. The request will not impede the orderly development and improvement of surrounding property;
- D. The request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 1. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 2. Includes adequate public facilities and utilities;
- E. The request will minimize traffic hazards and traffic congestion on the public roads;
- F. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas;
- G. The request shall not be detrimental or endanger the public health, safety or general welfare; and
- H. Benefits Consideration. The request will be in the City's and the larger community's best interests.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the Planning Approval is hereby approved with the following required conditions:

1. Relocate the proposed guard shack out of the 25-foot front setback along Mobile Street or approval by Traffic Engineering;
2. Revision of the "Parking Requirements" table to state that the parking ratio for the high school is one (1) parking space per three (3) students;
3. Provision of parking lot lighting compliant with Article 3, 64-3-9.C.;
4. Revision of note 13 to remove the word "frontage";
5. Submittal to and approval by Planning and Zoning of the revised Modified Planning Approval site plan prior to its recording in Probate Court, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
6. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 14th day of November, 2023, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 18th day of November, 2023 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 65 North Mobile Street.

The proposed amendment will modify a Planning Approval that was approved for said location on November 21, 2019. The owner of said property has applied for a modification of the Planning Approval to allow the construction of a building addition, practice field, and a 21-space parking lot for an existing private school in an R-1, Single-Family Residential Suburban District. If approved, the modification will allow the construction of a building addition, practice field, and a 21-space parking lot for an existing private school in an R-1, Single-Family Residential Suburban District subject to the following proposed conditions: 1. Relocate the proposed guard shack out of the 25-foot front setback along Mobile Street or approval by Traffic Engineering; 2. Revision of the "Parking Requirements" table to state that the parking ratio for the high school is one (1) parking space per three (3) students; 3. Provision of parking lot lighting compliant with Article 3, 64-3-9.C.; 4. Revision of note 13 to remove the word "frontage"; 5. Submittal to and approval by Planning and Zoning of the revised Modified Planning Approval site plan prior to its recording in Probate Court, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and, 6. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.



THE CITY OF MOBILE, ALABAMA

PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

October 3, 2023
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting of July 20, 2023 considered the request of Tommy Akridge, UMS-Wright Corporation (McCrory & Williams, Inc., Agent), for a Major Modification of a previously approved Planning Approval to allow the construction of a building addition, practice field, and a 21-space parking lot for an existing private school in an R-1, Single-Family Residential Suburban District for the property located at 65 North Mobile Street.

After discussion it was decided to recommend approval of the modification request to the City Council subject to the following conditions:

1. Relocate the proposed guard shack out of the 25-foot front setback along Mobile Street or approval by Traffic Engineering;
2. Revision of the "Parking Requirements" table to state that the parking ratio for the high school is one (1) parking space per three (3) students;
3. Provision of parking lot lighting compliant with Article 3, 64-3-9.C.;
4. Revision of note 13 to remove the word "frontage";
5. Submittal to and approval by Planning and Zoning of the revised Modified Planning Approval site plan prior to its recording in Probate Court, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
6. Full compliance with all municipal codes and ordinances.

Copies of the application and reports are attached.

Sincerely,

Margaret Pappas
Deputy Director, Planning & Zoning Department

tms
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 26, 2023

Carah Vuncannon
McCrorry & Williams, Inc.
3207 International Drive
Unit G
Mobile, Alabama 36606

Re: 65 North Mobile Street
MOD-002560-2023
UMS-WRIGHT
Tommy Akridge, UMS-WRIGHT Corporation / McCrorry & Williams, Inc., Agent
District 1
Modification of a previously approved Planning Approval to allow the construction of a building addition, practice field, and a 21-space parking lot for an existing private school in an R-1, Single-Family Residential Suburban District

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

At its meeting on July 20, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planning Approval Modification request:

- A. The request is consistent with all applicable requirements of this Chapter;
- B. The request is compatible with the character of the surrounding neighborhood;
- C. The request will not impede the orderly development and improvement of surrounding property;
- D. The request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - 1. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - 2. Includes adequate public facilities and utilities;
- E. The request will minimize traffic hazards and traffic congestion on the public roads;

July 26, 2023

- F. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas;
- G. The request shall not be detrimental or endanger the public health, safety or general welfare; and
- H. Benefits Consideration. The request will be in the City's and the larger community's best interests.

Based on the above criteria, the Planning Commission voted to recommend Approval of the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. Relocate the proposed guard shack out of the 25-foot front setback along Mobile Street or approval by Traffic Engineering;
2. Revision of the "Parking Requirements" table to state that the parking ratio for the high school is one (1) parking spaces per three (3) students;
3. Provision of parking lot lighting compliant with Article 3, 64-3-9.C.;
4. Revision of note 13 to remove the word "frontage";
5. Submittal to and approval by Planning and Zoning of the revised Modified Planning Approval site plan prior to its recording in Probate Court, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
6. Full compliance with all municipal codes and ordinances.

Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

The advertising fee for this application based on the current legal description is \$417.24. Upon receipt of this fee (*check made out 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
Deputy Director of Planning and Zoning

MOBILE CITY PLANNING COMMISSION

June 27, 2023

PUBLIC HEARING NOTICE



Re: 65 North Mobile Street
MOD-002560-2023
UMS-Wright Subdivision
Tommy Akridge, UMS-Wright Corporation / McCrory & Williams, Inc., Agent
District 1
Modification of a previously approved Planning Approval to allow the construction of a building addition, practice field, and a 21-space parking lot for an existing private school in an R-1, Single-Family Residential Suburban District.

Dear Applicant(s) / Owner(s):

The Mobile City Planning Commission will hold a Public Hearing on Thursday, July 20, 2023, at 2:00 p.m. to consider your above referenced application.

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

Your presence, or that of your agent, is required at this hearing. Failure to participate in the hearing may result in a denial of your request. Please be prepared to present your application to the Commission and respond to any questions they might have.

If you wish to comment on the application, you may email your comments to planning@cityofmobile.org or upload your comments to the case, which can be found under the meeting date on the web portal at <https://www.buildmobile.org/planning-commission/>. You may also submit comments by letter:

Planning & Zoning/City of Mobile
P.O. Box 1827
Mobile, Alabama 36633-1827

Include your full name and address with any comments. All comments must be submitted via email or uploaded to the portal, or received via mail, by 2:00 p.m. on Wednesday, July 19, 2023, to allow adequate time for the Commission members to review the information.

For additional information or assistance, please contact a Planner at (251) 208-5895.

MOBILE CITY PLANNING COMMISSION
June 27, 2023
PUBLIC HEARING NOTICE



Re: 65 North Mobile Street
MOD-002560-2023
UMS-Wright Subdivision
Tommy Akridge, UMS-Wright Corporation / McCrory & Williams, Inc., Agent
District 1
Modification of a previously approved Planning Approval to allow the construction of a building addition, practice field, and a 21-space parking lot for an existing private school in an R-1, Single-Family Residential Suburban District.

Dear Property Owner(s):

This letter is to advise property owners within 300 feet, as required by State Law, that the Mobile City Planning Commission will hold a Public Hearing on Thursday, July 20, 2023, at 2:00 p.m., to consider the above referenced application.

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

While your presence is not required, this notice is to advise you of the meeting so that you may participate; and if you wish, present your views concerning this application to the Planning Commission.

If you wish to comment on the application, you may email your comments to planning@cityofmobile.org or upload your comments to the case, which can be found under the meeting date on the web portal at <https://www.buildmobile.org/planning-commission/>. You may also submit comments by letter:

Planning & Zoning/City of Mobile
P.O. Box 1827
Mobile, Alabama 36633-1827

Include your full name and address with any comments. All comments must be submitted via email or uploaded to the portal, or received via mail, by 2:00 p.m. on Wednesday, July 19, 2023, to allow adequate time for the Commission members to review the information.

If you wish to present your views to the Commission in person, the Commission's Operating Rules and Procedures limit both the proponent and opposition to four (4) speakers each, for a maximum of five (5) minutes. For additional information or assistance, please contact a Planner at (251) 208-5895.



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ **Conditional Use Permits**

Checklist A

☐ **Rezoning, Text Amendment, or Specific Area Plan Amendments**

Checklist B

☐ **Planned Development**

Checklist C

☒ **Previously approved Planning Approvals or Planned Unit Development**

Checklist D

Have you provided the required information on the corresponding checklist? ☒ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	Tommy Akridge	
Firm:	UMS-Wright Corporation	
Phone:	(251) 656-0950	
Email:	takridge@ums-wright.org	
Address:	65 N. Mobile St., Mobile, AL 36607	

	Owner	Design Professional
Name:	Same as applicant	Don Whittington
Firm:		McCrory & Williams, Inc.
Phone:		(251) 476-4720
Email:		dwhitt@mcwinc.com
Address:		3207 International Dr., Ste. G; Mobile, AL 36606

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

65 N. Mobile Street Mobile, AL 36607

52.188+/- Acres

Property Address R022908184002103., R022908184002110., R022908184002100., R022908184002101., R022908173000019., R022907230003358., R022908191001002., and R022907230006185.

Parcel Number(s) or Key Number(s)

R-1

N/A

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

See attached Letter of Authorization

Owner Signature

Date

Applicant or Agent Signature (if applicable)

Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION

I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

See attached Letter of Authorization

Applicant or Agent Signature

Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☒ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).
UMS-Wright has existed and operated as a multi-level school for many years. They are requesting a revision to a previously approved PUD to allow for a building addition to a kindergarten classroom, addition of a practice field and a 21 space parking lot primarily used for faculty and staff.
They will continue using the remainder of the property in the manner previously used.

Institutional

Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.
UMS-Wright has operated in an R-1 zoned area for many years, with PUD and Planning Approval. The improvements listed above are intended to enhance the quality of education and fitness for its students.
3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.
The proposed kindergarten classroom addition will allow the school to provide the early years pre-school education to more students.
The proposed practice field will provide the students with additional outdoor activity area.
The addition of the 21 space parking lot will give staff and faculty a more localized area to park.
4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No
5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)
☒ Yes ☐ No

6. Please provide the following information:

☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)
UMS-Wright campus addition to Moorer Hall Kindergarten Classroom - 12'.

☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)
Frontage trees along Old Shell Road and Mobile Street. Multiple trees and landscaping throughout campus.

☐ Lighting:
Existing lighting will be utilized.

☐ Hours of operation:
Typical school hours with additional hours for sporting events.

☐ Other conditions that are unique to the use of the property:

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.
All proposed improvements are located away from residential properties.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.
Proposed improvements are to enhance already high standards of education and fitness that UMS-Wright already provides.

Application Submission Contact Information

Name of Project Addition to Moorer Hall Building UMS-Wright

Address: 65 North Mobile Street

Owner: UMS-Wright Episcopal School

Address: 161 Dogwood Lane Mobile Al Zip Code 36608

Phone (251) 656-0950 fax _____ Email: takridge@ums-wright.org

Authorized Agent McCrary & Williams Inc.

Address 3207 International Dr Mobile Al Zip Code 36606

Phone 251-476-4720 Fax 251-476-4721 Email lmdavis@mcwinc.com

Contractor _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Civil Engineer _____

Address _____ Zip Code _____ 36606

Phone _____ Fax _____ Email _____

Architect _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Submitted by:

Laura M. Davis

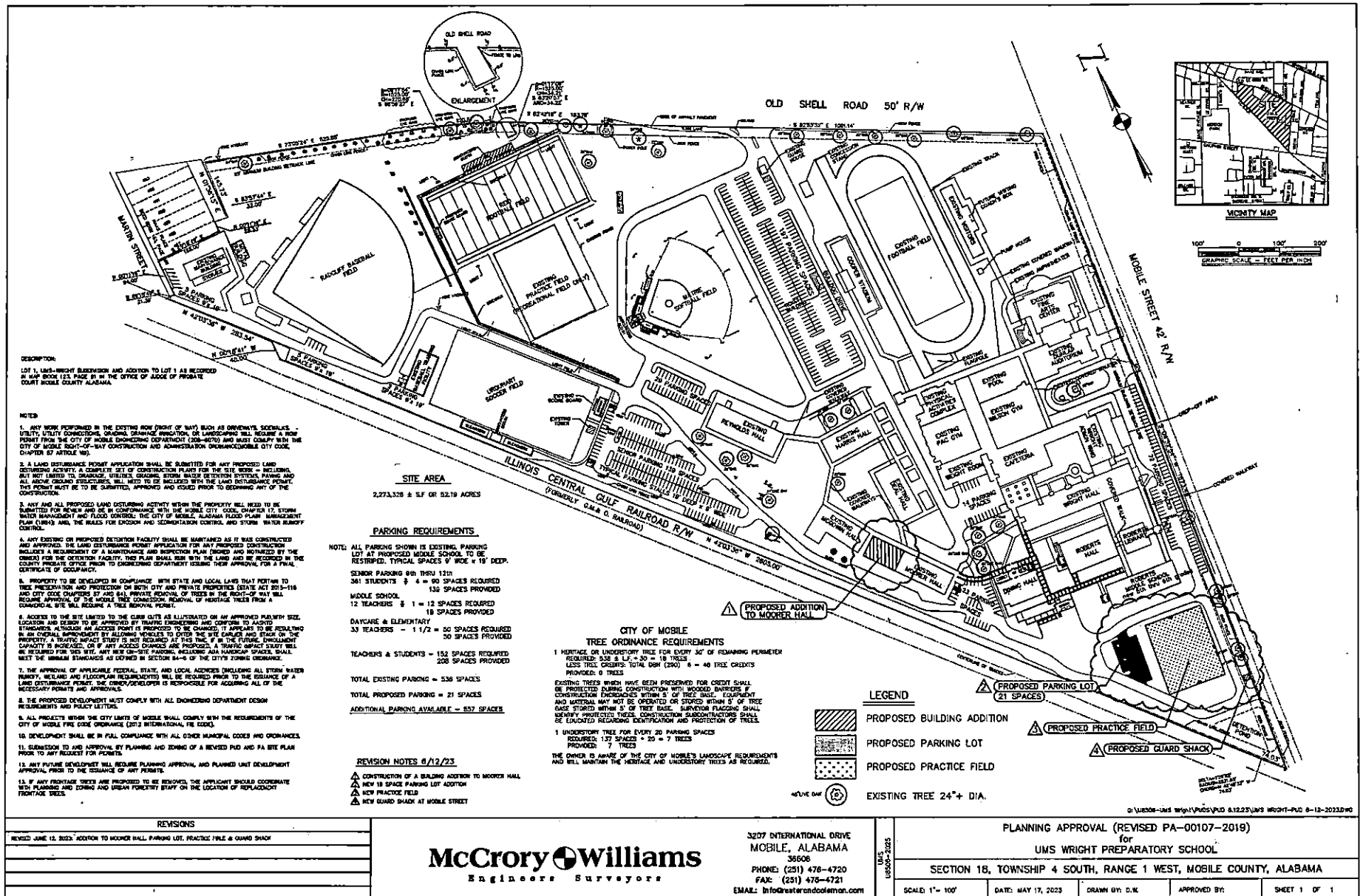
Laura M. Davis Date: 5/15/23 signature

Print

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information on: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

ZON Description & Justification

UMS-Wright has existed and operated as a multi-level school for many years. They are requesting a revision to a previously approved PUD to allow for a building addition to a kindergarten classroom, addition of a practice field and a 21 space parking lot primarily used for faculty and staff. They will continue using the remainder of the property in the manner previously used.



UMS-WRIGHT CORP
ATTN: TOMMY AKRIDGE
65 N. MOBILE ST
MOBILE, AL 36607

UMS ALUMNI & PARENTS, ASSOC, INC
65 N MOBILE ST
MOBILE, AL 36607

UMS-WRIGHT PREPARATORY
SCHOOL
65 N MOBILE ST
MOBILE, AL 36607

PARENTS ALUMNI ASSN OF UMS
65 N MOBILE ST
MOBILE, AL 36607

UMS - WRIGHT CORPORATION
65 N MOBILE ST
MOBILE, AL 36607

MCMILLAN GLORIA JEAN
70 MOBILE STREET
MOBILE, AL 36607

TACON BUILDING COMPANY LLC
58 MOBILE ST
MOBILE, AL 36607

51 TACON LLC
51 TACON ST, STE B
MOBILE, AL 36607

OAK RIDGE LLC
2651 CAMERON ST, STE A
MOBILE, AL 36607

ENTRY LEVEL PLAY, LLC
162 CONWAY DR W
MOBILE, AL 36608

SPRINGHILL MEDICAL COMPLEX, INC
1000A CODY ROAD S
MOBILE, AL 36695

ZIMLICH'S PATIO & GARDEN CTR
250 N MCGREGOR AVE
MOBILE, AL 36608

XANTE CORPORATION A
2800 DAUPHIN ST, SUITE 100
MOBILE, AL 36606

G & W PROPERTIES AN AL GEN
PTNRSHIP
P O BOX 185
MOBILE, AL 36601

COX PROPERTIES AL LLC
146 FLORIDA ST S
MOBILE, AL 36606

RAYFORD/DAUPHIN PROP LLC
C/O FORRESS RAYFORD
2701 DAUPHIN ST
MOBILE, AL 36606

DOLPHIN STORAGE LLC
ROBERT KEITH VAUGHAN
150 GOVERNMENT ST, SUITE 1003B
MOBILE, AL 36602

DAUPHINE LLC
PO BOX 961009
FORT WORTH, TX 76161

CARMELDA LLC
PO BOX 91206
MOBILE, AL 36691

RAINWATER THOMAS A & DONNA
P O BOX 7574
MOBILE, AL 36670

MOBILE GAS SERVICE CORP
2828 DAUPHIN ST
MOBILE, AL 36606

MOBILE GAS SERVICE CORP
PO BOX 248
MOBILE, AL 36652

STATE OF ALABAMA
MONTGOMERY, AL 36130

DUMAS-WESLEY COMMUNITY
2732 MILL ST
MOBILE, AL 36607

MELECH HOWARD C & DEBORAH T
2704 OLD SHELL RD
MOBILE, AL 36607

MELECH HOWARD C & DEBORAH
6604 GRELOT RD
MOBILE, AL 36609

BOWEN ERIN EILEEN, AS TRUSTEE
OF FAMILY TRUST
1702 DAUPHIN ST
MOBILE, AL 36604

TYLER CLARA MAE
5713 SO 33RD ST
OMAHA, NE 68107

HALE WILSON JR
1104 HOUSTON STREET
MOBILE, AL 36606

ABRAMS ARTHUR JR & MARY ANN
611 RICKARBY ST
MOBILE, AL 36606

K-QUAD LLC
13 S FLORIDA ST
MOBILE, AL 36606

GONNER JAQUELINE CANNON
1628 APEX DRIVE
MOBILE, AL 36693

LAWRENCE JEFFREY
36 BLACKLAWN ST
MOBILE, AL 36604

KAHALLEY JAMES
C/O DELFIERRO ROSS & ANICIA
1562 STONE HEDGE DR W
MOBILE, AL 36695

SHARITT JOHN W
11061 LINBAR LN N
SEMMES, AL 36575

CROSS MARY K D/B/A MARY K CROSS
DVM
2658 OLD SHELL RD
MOBILE, AL 36607

CUSHING FAMILY LTD PTNRSHIP
2653B OLD SHELL RD
MOBILE, AL 36607

HOLSTON PROPERTIES LLC
2952 MARKET ST
PASCAGOULA, MS 39567

SHILOH MISSIONARY BAPTIST
CHURCH INC
2756 OLD SHELL RD
MOBILE, AL 36607

RASP LLC
PO BOX 1967
MOBILE, AL 36633

ASJL INVESTMENTS LLC
1393 NOEL DR
ATLANTA, GA 30319

MCCREARY EUGENE
104 RANDOLPH STREET
MOBILE, AL 36607

UMEJEI OBI ETUMIWE FRANCIS
A/K/A F E UMEJEI
P O BOX 81183
MOBILE, AL 36689

E SQUARE LLC
PO BOX 1823
MOBILE, AL 36607

AUTREY MARTHA E
3046 ST ANDREWS DR
SYRACUSE, UT 84075

NEESE EUGENE
71 TACON ST
MOBILE, AL 36607

COLEMAN GARY
76 MOBILE ST
MOBILE, AL 36617

JOY LLC
1285 CARSON ROAD E
MOBILE, AL 36695

WALLEY DOUGLAS
C/O SRI GANESH CHAKRA ENT LLC
8419 CELESTE RD
SARALAND, AL 36571

BAK INVESTMENTS INC AN UND 1/2
INT & JU CORPORATION AN
13 S FLORIDA STREET
MOBILE, AL 36606

DIAMOND LAWRENCE
700 MONTCLAIRE WAY
MOBILE, AL 36609

JACO CAPITAL IVESTMENTS LLC
1055 DAUPHIN ST
MOBILE, AL 36604

JOHNSON WILLIAM
1956 S. UNIVERSITY BLVD STE
J#168
MOBILE, AL 36609

THOMAS AUGUSTINE H
2814 1/2 LECREN ST
MOBILE, AL 36607

ENLERS CLIFTON
293 WINGSFIELD DR
MOBILE, AL 36617

ENLERS OSWIN J
293 WINGFIELD DR
MOBILE, AL 36607

CUMMINGS MARL M III
P O DRAWER 16227
MOBILE, AL 36616

GOREE KELLEY
PO BOX 262
DAUPHIN ISLAND, AL 36528

SPENCER MARIAN F FINCH
2804 OLD SHELL RD
MOBILE, AL 36607

FINCH OSCAR
2804 OLD SHELL ROAD
MOBILE, AL 36607

DOSS SIMON JR & FLORENCE E
1102 JOY LANE
MOBILE, AL 36617

ROBERSON FREADRICK & MARY
1813 BLACKMON ST
MOBILE, AL 36617

SIMMONS JOHNNIE & EARNESTINE
2775 LECREN STREET
MOBILE, AL 36607

FOX ANGELA LEVERNE
C/O BARGE BRITTANY
306 CLAY ST
MOBILE, AL 36603

BARGE L D
1629 PHILLIPS LN
MOBILE, AL 36618

TOULMINVILLE CRICHTON COMM
DEV CORP
2200 RUE DE LEFLORE DR
MOBILE, AL 36607

COLEMAN FREDERICK & RUTH R
10004C RESEDA BLVD
NORTHRIDGE, CA 91324

COLEMAN FREDERICK & BRENDA
COLEMAN
10004C RESEDA BLVD
NORTHRIDGE, CA 91324

PERKINS SAMMIE D & VELMA
5903 SINCLAIR RD
SAN ANTONIO, TX 78222

DEBURY CARRIE, ET AL
300 INDIAN CREEK DR W
MOBILE, AL 36607

DUMAS REGINALD A
2805 LECREN ST
MOBILE, AL 36607

RHODES VERNALETTE W
429 GLENDALE PL
PRICHARD, AL 36610

POWELL CHILTON G SR &
% ROBERT K POWELL
4000 SEDGEWICK CT
MOBILE, AL 36693

BARGE JANICE MARIE & LOUIS D
C/O JONES-WOODS BRENNAN
5260 MAYMONT DR
WINDSOR HILLS, CA 9043

THOMAS NINA R
2814 LECREN ST
MOBILE, AL 36607

WALLACE OTHA & CATHERINE
C/O TAREVA HARRIS
6305 BILOXI AVE
MOBILE, AL 36608

KINNER MARY
223 INGATE ST
MOBILE, AL 36607

MCCREARY JERRY
1960 CREEKWOOD PL DR
MOBILE, AL 36695

HUTCHERSON STARTUS A JR
136 SAGE LANE
FAIRHOPE, AL 36532

WELLS EDWARD C & DELORES A
PO BOX 8178
MOBILE, AL 36689

MOBILE CITY OF
ATTN REAL ESTATE DEPT
P O BOX 1827
MOBILE, AL 36633

GRACE MINISTRIES INC.
P O BOX 1266
FAYETTEVILLE, GA 30214

HARRIS JAMES III
1055 DAUPHIN ST
MOBILE, AL 36604

BELL ETHEL
C/O OCTAVIA HUDSON
1240 WINDING BRANCH CIR
DUNWOODY, GA 30338

FELDER HOLDINGS, LLC
PO BOX 70171
MOBILE, AL 36670

BPG STORAGE, LLC
PO BOX 16167
MOBILE, AL 36616

WALKER DELORES & FRANK L
BARLOW JR
340 CEDARCREST LN
DOUBLE OAK, TX 75077

LOVETT MARILYN A, A LIFE EST
2772 OLD SHELL RD
MOBILE, AL 36607

HOLLOWAY MICKI
2773 LECREN ST
MOBILE, AL 36607

MASSEY MARIA A
2781 LE CREN ST
MOBILE, AL 36607

WELLS JAMAL A
2783 LECREN ST
MOBILE, AL 36607

DENT JENKINS JABARIA MESCHELE
2785 LECREN ST
MOBILE, AL 36607

HARRIS JOANNE
2804 LECREN ST
MOBILE, AL 36607

McCRORY & WILLIAMS, INC.
ATTN: DON WHITTINGTON
3207 INTERNATIONAL DR, STE. G
MOBILE, AL 36606



Agenda Item #: 13

MOD-002559-2023 & MOD-002560-2023

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – Planned Unit Development Modification](#)

[Applicant Materials for Consideration – Planning Approval Modification](#)

DETAILS

Location:

65 North Mobile Street

Applicant / Agent:

Tommy Akridge, UMS-Wright Corporation / McCrory
& Williams, Inc.

Property Owner:

UMS-Wright Corporation

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Institutional

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Not provided

Proposal:

- Modification of a previously approved Planned Unit Development
- Modification of a previously approved Planning Approval

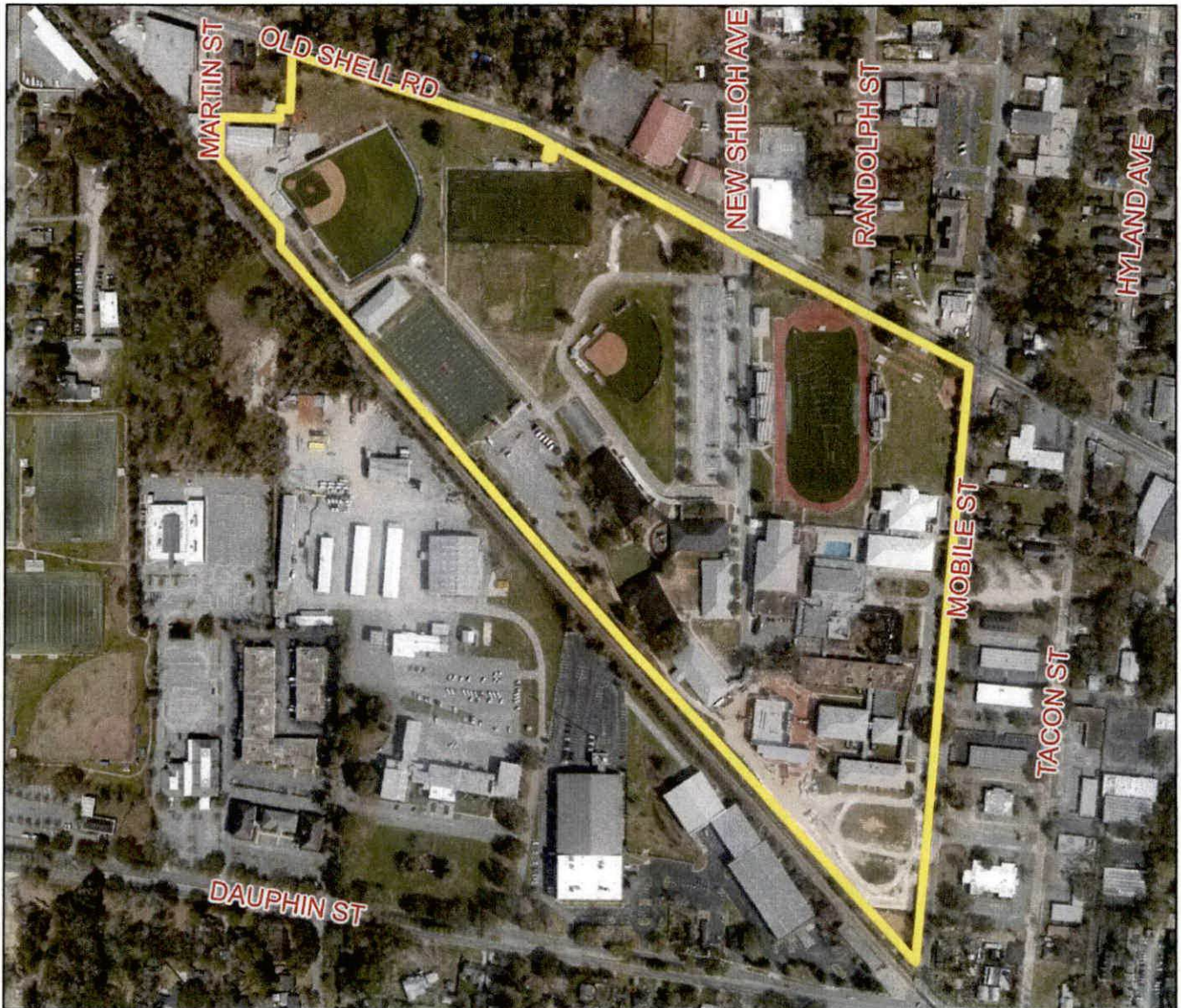
Considerations:

1. Modification of a previously approved Planned Unit Development with six (6) conditions; and
2. Modification of a previously approved Planning Approval with six (6) conditions.

Report Contents:

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential and commercial units.

APPLICATION NUMBER	13	DATE	July 20, 2023
APPLICANT	UMS-Wright		
REQUEST	PUD Modification, PA Modification		



SITE HISTORY

Since 1988, the subject site has been the subject of numerous Planning Approvals (PAs) to allow a private school in an R-1 district, and Planned Unit Developments (PUDs) to allow multiple buildings on a single building site, with shared access between multiple building sites. The most recent of these applications were approved by the Planning Commission at its November 21, 2019 meeting to allow for construction of a new cafeteria, modified student drop-off/pick-up lanes, and a reconfigured parking area.

STAFF COMMENTS

Engineering Comments:

Planned Unit Development Modification (MOD-002559-2023)

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Any work performed in the existing Public 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 (251-208-6070) 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.

Planning Approval Modification (MOD-002560-2023)

1. Any work performed in the existing Public 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 (251-208-6070) 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. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

Planning Comments:

The subject site is developed as an existing private school in an R-1, Single-Family Residential Suburban District. The applicant wishes to construct a an addition to a kindergarten classroom, a practice field, a guard shack, and a parking lot with 21 parking spaces. As PAs and PUDs are site plan specific, and the proposed changes a not considered minor changes, the site is required to obtain Modification approval in order to proceed with the construction.

All of the proposed improvements are contained within the existing boundaries of the school property. It should be noted that the proposed guard shack along Mobile Street is depicted as being located within the front 25-foot setback. If approved, the guard shack should be relocated outside of the front building setback, or the location should be approved by Traffic Engineering to ensure it will not create a visibility issue.

The site plan indicates that with the new parking addition to the site, there will be a total of 557 parking spaces available. It should be noted that the data provided in the "Parking Requirements" table is incorrect, in that it states that the parking ratio for the high school portion of the site is one (1) parking spaces per four (4) students, when it is actually one (1) parking spaces per three (3) students. Regardless of this error, the site is required to have a total of 211 parking spaces, therefore a compliant amount of parking will be provided. It should be noted that Article 3, 64-3-12.A.3.(d)(3) of the UDC requires any parking spaces in excess of the minimum required number shall have an Alternative Parking Surface; therefore, the proposed 21 spaces should be constructed with an approved alternative surface. Moreover, if approved, the "Parking Requirements" table should be corrected. While not illustrated, parking lot lighting compliant with Article 3, 64-3-9.C. should be provided for the new parking area.

It is unclear if the proposed additions to the site will result in the removal of any required trees. If trees are to be removed, the applicant should coordinate with staff to insure the site maintains compliance with the tree plans on file. A note on the site plan references replacing any required frontage trees. If approved, this note should be revised to remove the specific reference to frontage trees.

PLANNING APPROVAL / PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planning Approval / Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

The applicant's responses to address the above criteria are available in the link on page one (1).

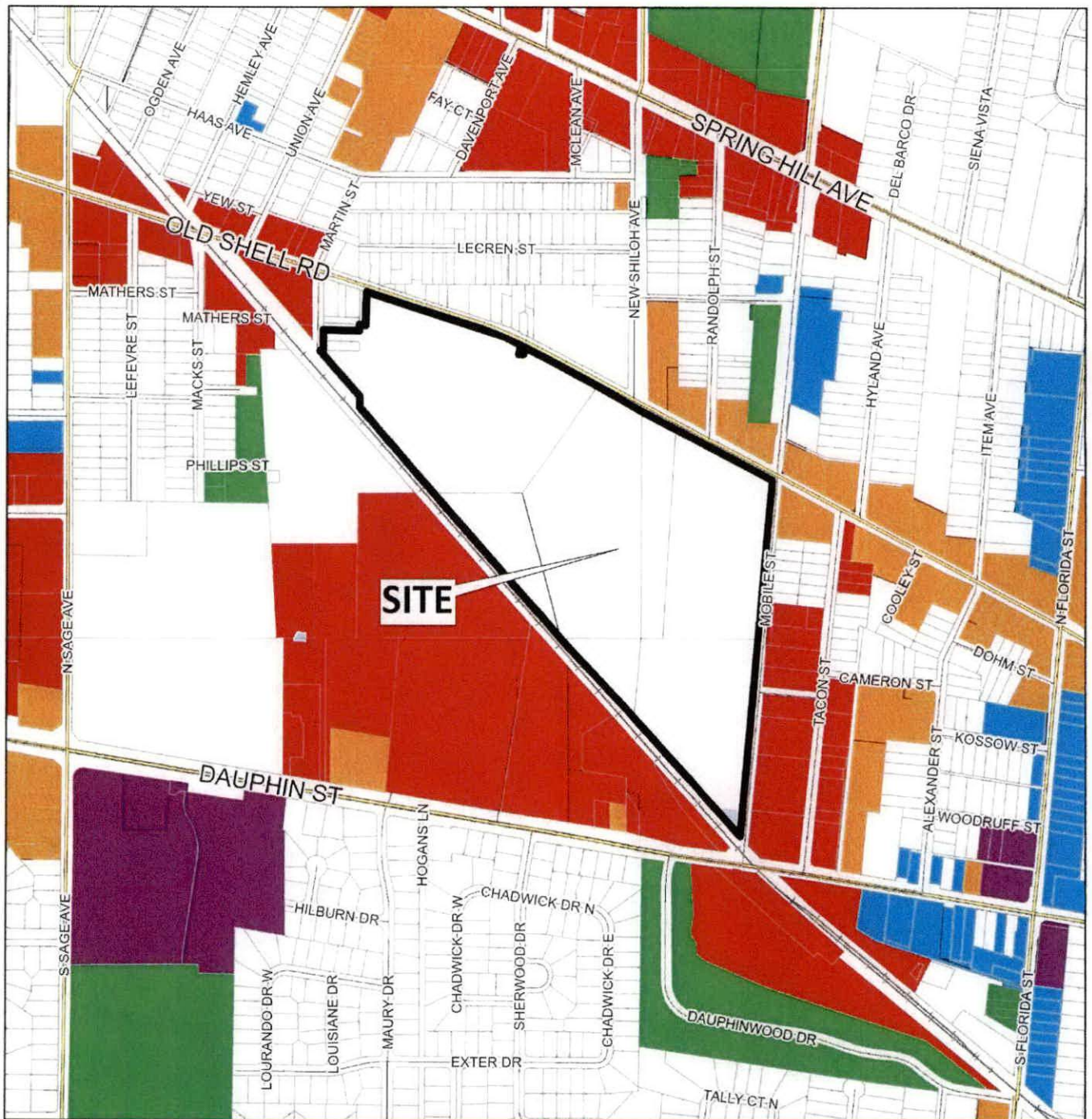
Considerations:

If the Planning Commission considers a recommendation of approval of the Modified Planning Approval / Planned Unit Development, the following conditions should apply:

1. Relocate the proposed guard shack out of the 25-foot front setback along Mobile Street or approval by Traffic Engineering;
2. Revision of the "Parking Requirements" table to state that the parking ratio for the high school is one (1) parking spaces per three (3) students;
3. Provision of parking lot lighting compliant with Article 3, 64-3-9.C.;
4. Revision of note 13 to remove the word "frontage";

5. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
6. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP

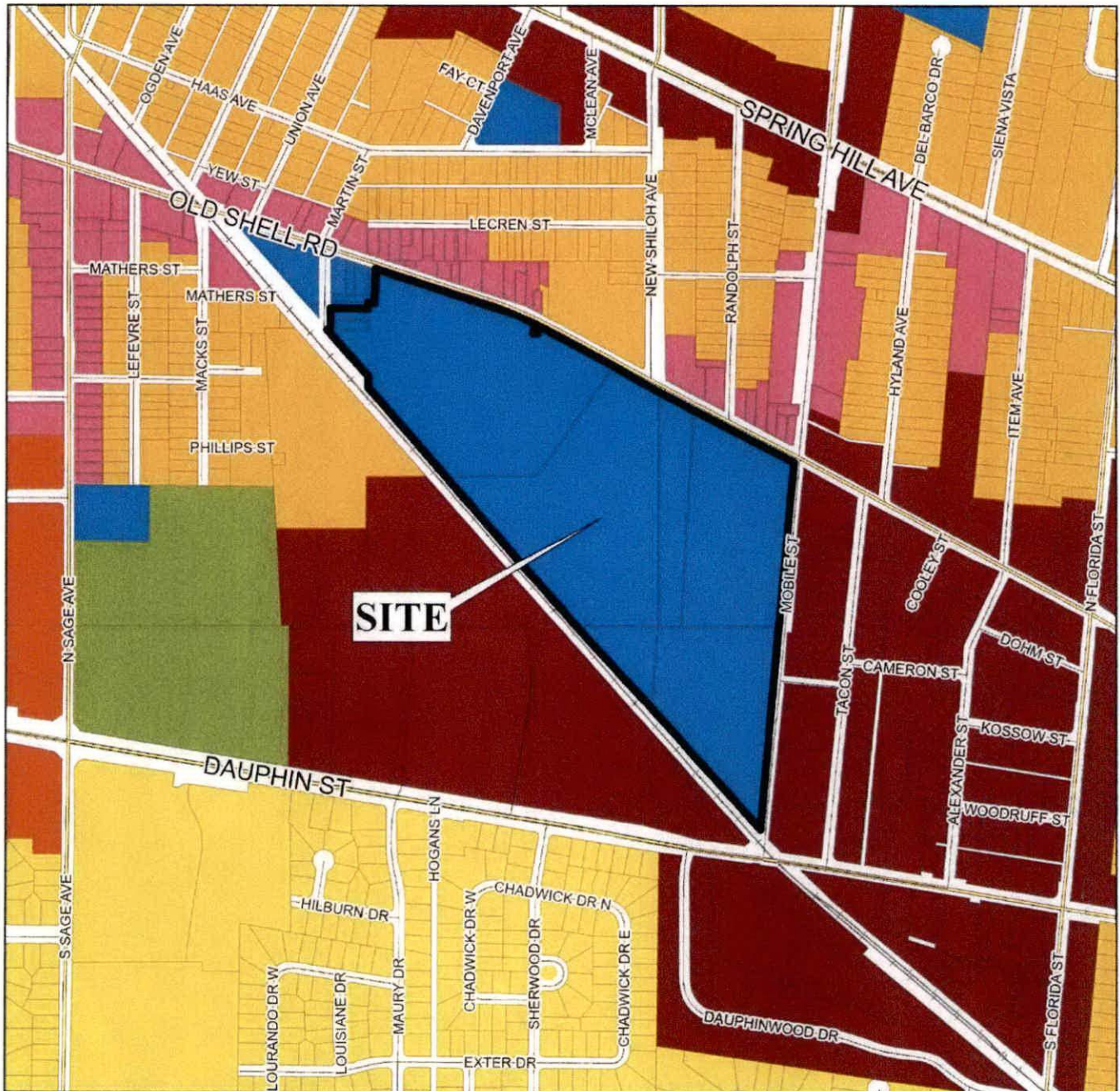


APPLICATION NUMBER 13 DATE July 20, 2023
 APPLICANT UMS-Wright
 REQUEST PUD Modification, PA Modification



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 13 DATE July 20, 2023

APPLICANT UMS-Wright

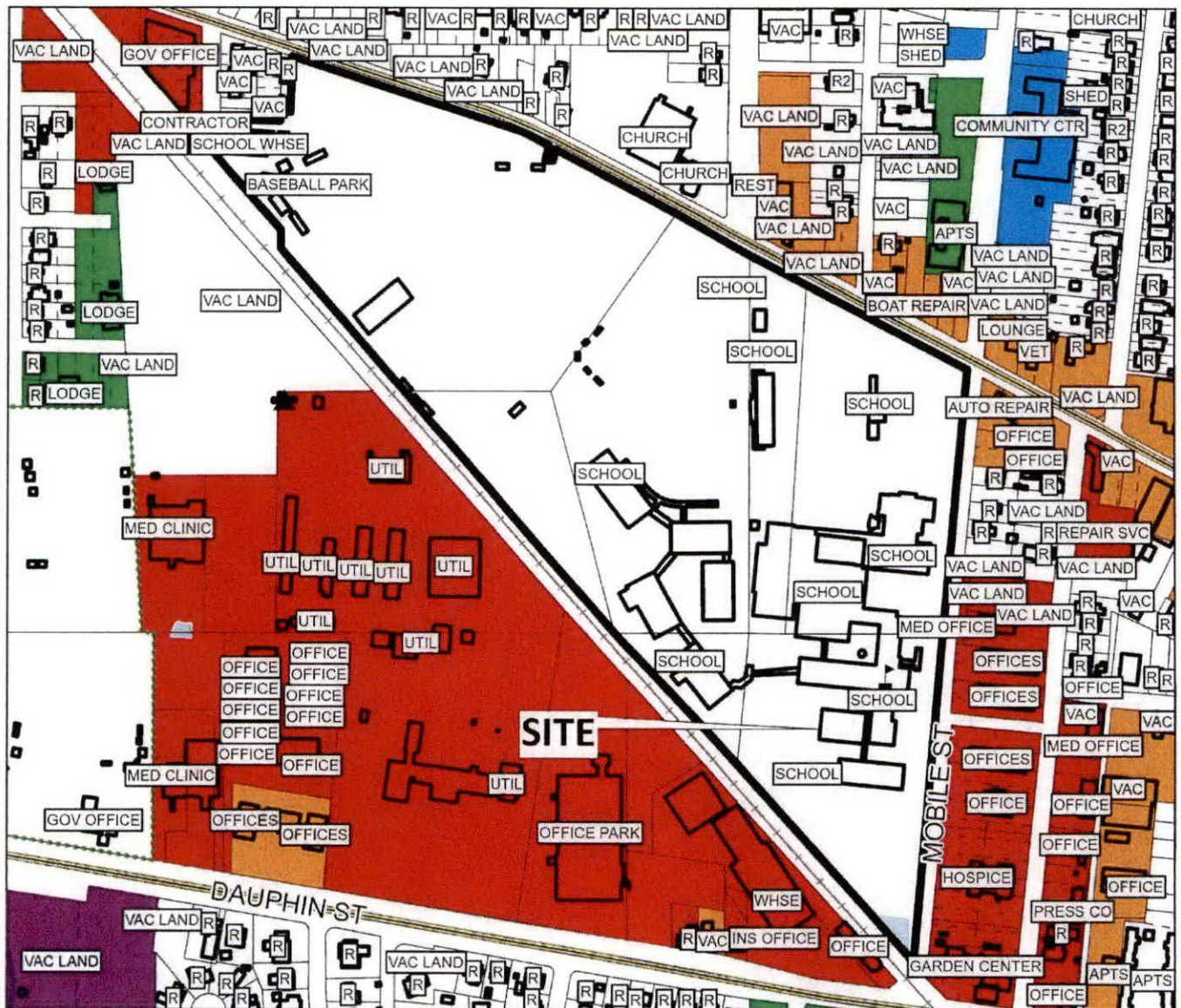
REQUEST PUD Modification, PA Modification

- | | | | |
|--|---|---|--|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 13 DATE July 20, 2023

APPLICANT UMS-Wright

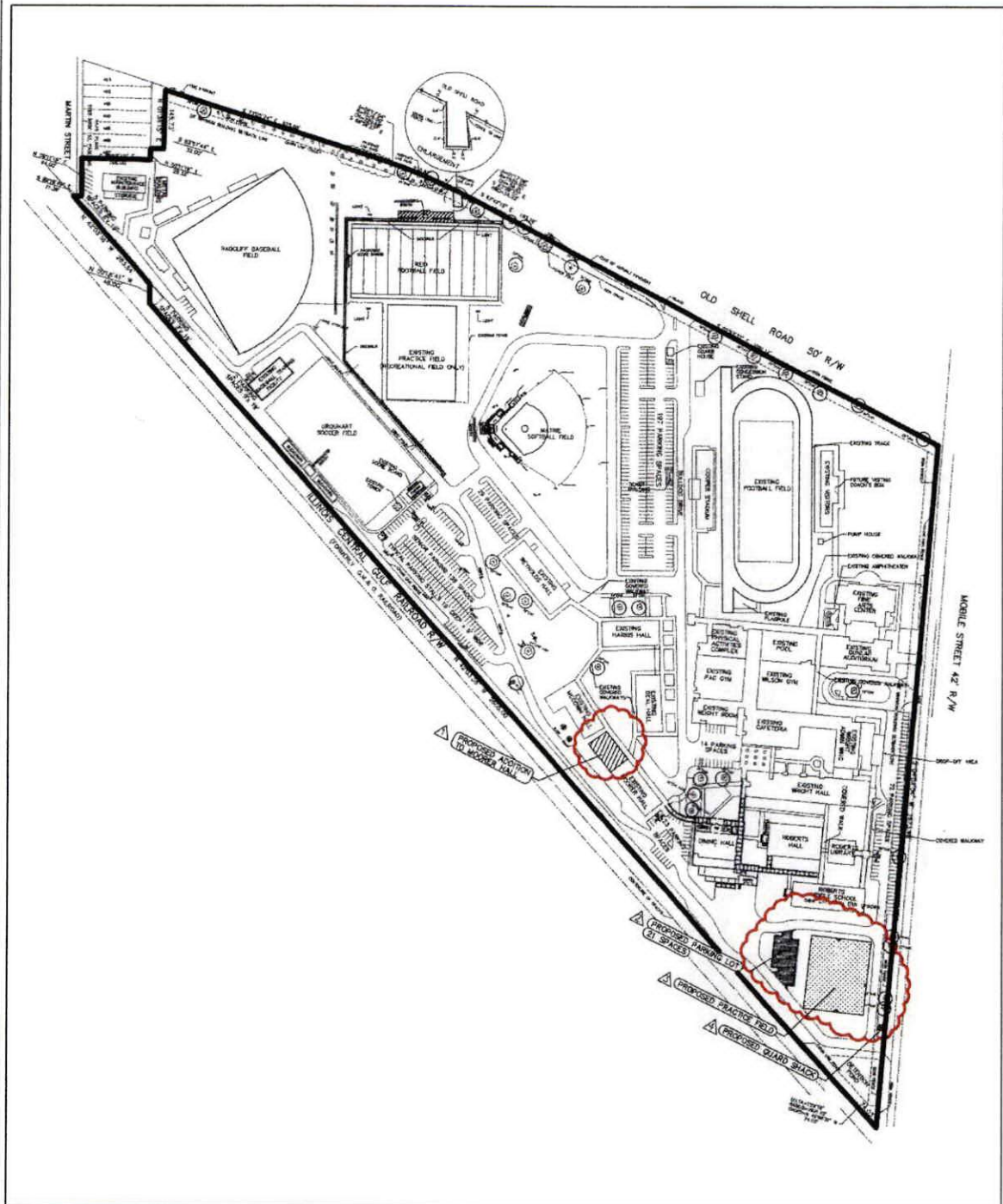
REQUEST PUD Modification, PA Modification

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



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SITE PLAN



The site plan illustrates the existing buildings, fields, parking, proposed addition, proposed parking, and proposed field.

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ZONING DISTRICT CORRESPONDENCE MATRIX															
		LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (MDWRU)
RESIDENTIAL - AG	R-A														
ONE-FAMILY RESIDENCE	R-1	■				■		■					□		
TWO-FAMILY RESIDENCE	R-2	■				■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■			■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○			■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■					□		
HISTORIC BUSINESS	H-B			■		■		■					□		
VILLAGE CENTER	TCD					■	■						□		
NEIGH. CENTER	TCD					■	■						□		
NEIGH. GENERAL	TCD					■							□		
DOWNTOWN DEV. DDD	T-6			■									□		
DOWNTOWN DEV. DDD	T-5.1			■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2			■		■							□		
DOWNTOWN DEV. DDD	T-4			■		■		□					□		
DOWNTOWN DEV. DDD	T-3			■		■							□		
DOWNTOWN DEV. DDD	SD-WH									○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□			□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○			□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○			□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3				■				■			○	□	○	
GEN. BUSINESS	B-4			■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5								■	■			□	□	
LIGHT INDUSTRY	I-1									■			□	□	□
HEAVY INDUSTRY	I-2										■		□		

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Institutional Land Use (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification (see below). Semi-public uses such as grammar and high schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included.

Note: Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor. The specific location and design of these complementary uses is subject to zoning.