



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2014

James R. Myers  
1 Lookout Pointe  
Spanish Fort, AL 36527

**Re: 6501 Felhorn Road North**  
(Southwest corner of Felhorn Road North and Roslyn Drive West).  
**SUB2014-00090 (Subdivision)**  
**Smith Memorial AME Church Subdivision**  
1 Lot / 1.0± Acre

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

At its meeting on September 18, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **retention of the 25' minimum building setback line along Felhorn Drive North and Roslyn Avenue, blocked around the area of the proposed kitchen addition;**
- 2) **placement of a note on the Final Plat stating that the lot is limited to the existing curb cuts along Felhorn Drive North and Roslyn Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 4) **verification that the parking lot pavement encroachment onto adjacent properties along the South and West sides of the parking area have been corrected and revision of the plat to indicate such prior to signing the Final Plat;**
- 5) **placement of a note on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations, must be provided where the lot adjoins residentially developed property;**

- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) verification and revision of, if necessary, the size of the Live Oak tree on the Western portion of the main parking area (60" or 80");
- 8) subject to the Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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 a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention will be required for any future addition(s) and/or land disturbing activity. C. 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. D. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. E. Indicate the existing and proposed property lines of Lot 12, Block 37 Hillsdale Heights, 2<sup>nd</sup> Addition to clarify the 30' wide strip of property on the south side of this proposed subdivision. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 9) subject to the Traffic Engineering comments: *(Site is limited to the existing curb cuts on Felhorn Road N and Roslyn Drive W, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. In the future when the parking lot is resurfaced, the parking lot layout should be reconfigured to provide as many conforming parking spaces as possible on this site.);*
- 10) subject to 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 61-929 and City Code Chapters 57 and 64);*
- 11) subject to the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and*
- 12) submission and approval of three (3) copies of revised Planning Approval and PUD site plans to the Planning Division indicating compliance with all conditions of approval for those applications prior to signing the Final Plat.

**Smith Memorial AME Church Subdivision**  
**September 22, 2014**

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 Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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

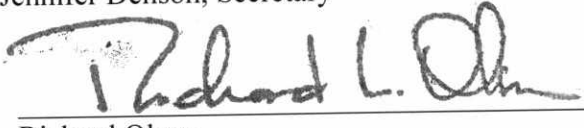
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

  
Richard Olsen  
Deputy Director of Planning

cc: Smith Memorial AME Church  
Wattier Surveying, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2014

James R. Myers  
1 Lookout Pointe  
Spanish Fort, AL 36527

**Re: 6501 Felhorn Road North**  
(Southwest corner of Felhorn Road North and Roslyn Drive West).  
**ZON2014-01587 (Planned Unit Development)**  
**Smith Memorial AME Church Subdivision**  
Planned Unit Development Approval to allow a reduced side yard setback.

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

At its meeting on September 18, 2014, the Planning Commission considered for Planned Unit Development Approval to allow a reduced side yard setback.

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

- 1) revision of the site plan to locate the building to scale to match the Subdivision plat;
- 2) revision of the site plan to show stormwater detention facilities for all impervious areas added since 1984;
- 3) if removal of asphalt is necessary for stormwater compliance, then the parking area should be re-stripped to provide fully compliant parking spaces and access aisles;
- 4) verification that the 400-person seating capacity is compliant with the Building and Fire code requirements;
- 5) revision of the site plan to show the 40" Live Oak tree within the parking area as indicated on the Subdivision plat;
- 6) verification and revision of, if necessary, the size of the Live Oak tree on the Western portion of the main parking area (60" or 80");
- 7) revision of the site plan to provide bumper stops in the nose-in parking stalls along the perimeter where there is adjoining residential property;
- 8) revision of the site plan to bring the parking lot lighting into compliance with the requirements of Sections 64-4.A.2., 64-6.A.3.c and 64-6.A.8. of the Zoning Ordinance, to include a photometric plan, if re-stripping of the parking area is required;

**Smith Memorial AME Church Subdivision PUD**

**September 22, 2014**

- 9) revision of the site plan to bring the dumpster into compliance with Section 64-4.D.9. of the Zoning Ordinance and the Litter Ordinance;
- 10) revision of the site plan to provide a 6' high wooden privacy fence along the interior perimeter of the site where there is abutting residential zoning;
- 11) revision of the site plan to provide frontage and parking trees, as much as practicable, to be coordinated with Urban Forestry;
- 12) retention of the 25' building setback line along the street frontages blocked around the proposed kitchen addition;
- 13) placement of a note on the site plan stating that the site is limited to the existing curb cuts along Felhorn Drive North and Roslyn Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 14) revision of the site plan to label the site with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 15) subject to the Engineering comments: **(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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, paving, and all above ground structures, 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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. The proposed development must comply with all Engineering Department Policy Letters);**
- 16) subject to the Traffic Engineering comments: *(Site is limited to the existing curb cuts on Felhorn Road N and Roslyn Drive W, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. In the future when the parking lot is resurfaced, the parking lot layout should be reconfigured to provide as many conforming parking spaces as possible on this site.);*
- 17) subject to 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 61-929 and City Code Chapters 57 and 64);*
- 18) subject to the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*

**Smith Memorial AME Church Subdivision PUD**

**September 22, 2014**

- 19) full compliance with all other municipal codes and ordinances, including applicable Building and Fire codes; and
- 20) submission and approval of three (3) copies of a revised site plan to the Planning Division indicating compliance with all conditions of approval prior to signing the Final Plat.

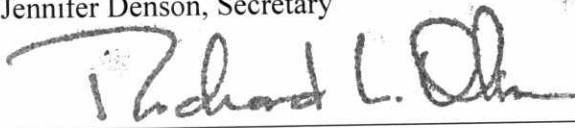
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Richard Olsen

Deputy Director of Planning

cc: Smith Memorial AME Church  
Wattier Surveying, Inc.



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LETTER OF DECISION

September 22, 2014

James R. Myers  
1 Lookout Pointe  
Spanish Fort, AL 36527

**Re: 6501 Felhorn Road North**

(Southwest corner of Felhorn Road North and Roslyn Drive West).

**A. ZON2014-01588 (Planning Approval)**

**Smith Memorial AME Church Subdivision**

Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District.

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

At its meeting on September 18, 2014, the Planning Commission considered for Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District.

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

- 1) revision of the site plan to locate the building to scale to match the Subdivision plat;
- 2) revision of the site plan to show stormwater detention facilities for all impervious areas added since 1984;
- 3) if removal of asphalt is necessary for stormwater compliance, then the parking area should be re-stripped to provide fully compliant parking spaces and access aisles;
- 4) verification that the 400-person seating capacity is compliant with the Building and Fire code requirements;
- 5) revision of the site plan to show the 40" Live Oak tree within the parking area as indicated on the Subdivision plat;
- 6) verification and revision of, if necessary, the size of the Live Oak tree on the Western portion of the main parking area (60" or 80");
- 7) revision of the site plan to provide bumper stops in the nose-in parking stalls along the perimeter where there is adjoining residential property;
- 8) revision of the site plan to bring the parking lot lighting into compliance with the requirements of Sections 64-4.A.2., 64-6.A.3.c and 64-6.A.8. of the Zoning



Ordinance, to include a photometric plan, if re-striping of the parking area is required;

- 9) revision of the site plan to bring the dumpster into compliance with Section 64-4.D.9. of the Zoning Ordinance and the Litter Ordinance;
- 10) revision of the site plan to provide a 6' high wooden privacy fence along the interior perimeter of the site where there is abutting residential zoning;
- 11) revision of the site plan to provide frontage and parking trees, as much as practicable, to be coordinated with Urban Forestry;
- 12) retention of the 25' building setback line along the street frontages blocked around the proposed kitchen addition;
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- 18) full compliance with all other municipal codes and ordinances, including applicable Building and Fire codes; and
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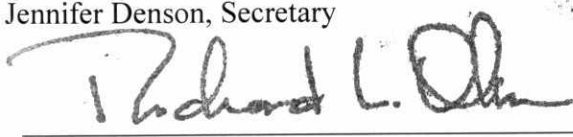
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