



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 8, 2015

Volunteers of America
600 Azalea Road
Mobile, AL 36609

Re: 1204 Hillcrest Road
(West side of Hillcrest Road at the West terminus of Omni Park Drive)
Council District 6
SUB2015-00130 (Subdivision)
The Village Subdivision
1 Lot / 4.8 ± Acres

Dear Applicant(s):

At its meeting on December 3, 2015, the Planning Commission considered the above referenced subdivision.

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

- 1) retention of the lot size in square feet and acres;
- 2) retention of the minimum building setback lines;
- 3) placement of a note on the Final Plat stating that the lot is limited to 1 curb-cut to Hillcrest Crossing South, and one curb-cut Hillcrest Road with the size, design, and exact location to be approved by Traffic Engineering, and conform to AASHTO standards;
- 4) compliance with 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. Review and revise the written legal description and/or written bearings. None of them match and there is no indication of "record" and "actual" bearings. C. Provide the location, width, and purpose of existing and proposed easements. D. Provide the Surveyor's,*

Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #79) the Lot 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. 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 development, unless a sidewalk waiver is approved. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.”;

- 5) *compliance with Traffic Engineering comments: “Site is limited to no more than one curb-cut per street frontage. The revised site plan showing the closing of the existing Hillcrest Road curb-cut and the construction of a new right-in, right-out curb-cut is acceptable. The driveway to Hillcrest Crossing South may remain as-is, with radius changes on the church site as proposed. 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.”;*
- 6) *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 61-929 and City Code Chapters 57 and 64).”; and*
- 7) *compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”*


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.

The Village Subdivision
December 8, 2015

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. 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: 
Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Surveying Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 8, 2015

Volunteers of America
600 Azalea Road
Mobile, AL 36609

Re: 1204 Hillcrest Road
(West side of Hillcrest Road at the West terminus of Omni Park Drive)
Council District 6
ZON2015-02360 (Planned Unit Development)
The Village Subdivision

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

At its meeting on December 3, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) retention of the lot size in square feet and acres;
- 2) retention of the minimum building setback lines;
- 3) placement of a note on the site plan stating that the lot is limited to one curb-cut to Hillcrest Crossing South, and one curb-cut Hillcrest Road with the size, design, and exact location to be approved by Traffic Engineering, and conform to AASHTO standards;
- 4) submission of building permits for each phase of development;
- 5) retention of the 6' wooden privacy fence where the site abuts residential property;
- 6) retention of the sidewalk on the site plan and Final Plat;
- 7) placement of a note on the site plan stating that the proposed two-story structure in Phase Two will not be utilized as a shelter or overnight facility or similar use. However, overnight "lock-in" or occasional travelling construction/worship crews may be allowed for one to two nights;
- 8) placement of a note on the site plan stating that tree removal shall be limited to the project area;
- 9) placement of a note on the site plan stating the site will be in full compliance with Section 64-4.E of the Zoning Ordinance;
- 10) retention of all notes on the site plan;
- 11) compliance with 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)*

The Village Subdivision PUD
December 8, 2015

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 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 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters."

- 12) compliance with Traffic Engineering comments: "Site is limited to no more than one curb-cut per street frontage. The revised site plan showing the closing of the existing Hillcrest Road curb-cut and the construction of a new right-in, right-out curb-cut is acceptable. The driveway to Hillcrest Crossing South may remain as-is, with radius changes on the church site as proposed. 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.";
- 13) 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 61-929 and City Code Chapters 57 and 64)."; and
- 14) compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)."

A revised site plan will be required prior to the signing of 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: Rowe Engineering & Surveying, Inc.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 8, 2015

Volunteers of America
600 Azalea Road
Mobile, AL 36609

Re: 1204 Hillcrest Road
(West side of Hillcrest Road at the West terminus of Omni Park Drive)
Council District 6
ZON2015-02376 (Planning Approval)
The Village Subdivision

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

At its meeting on December 3, 2015, the Planning Commission considered for Planning Approval to allow the expansion of an existing church in an R-3, Multiple-Family District.

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

- 1) retention of the lot size in square feet and acres;
- 2) retention of the minimum building setback lines;
- 3) placement of a note on the site plan stating that the lot is limited to one curb-cut to Hillcrest Crossing South, and one curb-cut Hillcrest Road with the size, design, and exact location to be approved by Traffic Engineering, and conform to AASHTO standards;
- 4) submission of building permits for each phase of development;
- 5) retention of the 6' wooden privacy fence where the site abuts residential property;
- 6) retention of the sidewalk on the site plan and Final Plat;
- 7) placement of a note on the site plan stating that the proposed two-story structure in Phase Two will not be utilized as a shelter or overnight facility or similar use. However, overnight "lock-in" or occasional travelling construction/worship crews may be allowed for one to two nights;
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- 9) placement of a note on the site plan stating the site will be in full compliance with Section 64-4.E of the Zoning Ordinance;
- 10) retention of all notes on the site plan;
- 11) compliance with 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 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 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters."

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