

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 5, 2008

Springhill Presbyterian Church
10 Westminster Way
Mobile, AL 36608

Re: Case #ZON2008-01862 (Planned Unit Development)

Springhill Presbyterian Church

10 Westminster Way

(Southeast corner of Old Shell Road and Westminster Way, extending through to Bit and Spur Road).

Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on September 4, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) **compliance with Engineering comments (*Detention must be provided for any impervious areas constructed in excess of 4,000 square feet since 1984. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.*)**
- 2) **preservation status granted to any tree with a DBH of 50-inches or larger ;**
- 3) **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). Removal of any live oak tree 24-inches or larger in diameter will require review and approval by Urban Forestry.*)**
- 4) **provision of two new frontage trees each along Bit and Spur Road and Westminster Way, as depicted;**
- 5) **submission of an application for a sidewalk waiver prior to submittal for land disturbance or building permits; and**

Springhill Presbyterian Church
September 5, 2008
Page 2

- 6) provision of tree protection barriers at least 10-feet from the trunk of the tree, as well as any other tree that will be retained (depicted on any plans submitted for land disturbance or building permits), to be in place prior to any land disturbance activities.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 5, 2008

Springhill Presbyterian Church
10 Westminster Way
Mobile, AL 36608

Re: Case #ZON2008-01861 (Planning Approval)

Springhill Presbyterian Church

10 Westminster Way

(Southeast corner of Old Shell Road and Westminster Way, extending through to Bit and Spur Road).

Planning Approval to allow the expansion an existing church in an R-1, Single-Family Residential District, to include a new chapel building.

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

At its meeting on September 4, 2008, the Planning Commission considered for Planning Approval the site plan to allow the expansion an existing church in an R-1, Single-Family Residential District, to include a new chapel building.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) **compliance with Engineering comments** (*Detention must be provided for any impervious areas constructed in excess of 4,000 square feet since 1984. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.*)
- 2) **preservation status granted to any tree with a DBH of 50-inches or larger ;**
- 3) **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). Removal of any live oak tree 24-inches or larger in diameter will require review and approval by Urban Forestry.*)
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Springhill Presbyterian Church
September 5, 2008
Page 2

- 6) provision of tree protection barriers at least 10-feet from the trunk of the tree, as well as any other tree that will be retained (depicted on any plans submitted for land disturbance or building permits), to be in place prior to any land disturbance activities.**

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Sincerely,

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