

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 4, 2011

Apostolic Overcoming Holy Church of God  
2257 St. Stephens Rd.  
Mobile, AL 36617

**Re: Case #ZON2010-02908 (Planned Unit Development)**  
**Apostolic Overcoming Holy Church of God**  
2257 St. Stephens Road  
(Southwest corner of St. Stephens Road and Allison Street; extending to the  
Northwest corner of St. Stephens Road and Vetter Street).  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow multiple buildings on a single building site.

Dear Applicant(s):

At its meeting on February 3, 2011, the Planning Commission considered for Planned  
Unit Development Approval to amend a previously approved Planned Unit Development  
to allow multiple buildings on a single building site.

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

- 1) revision of the landscaping and tree planting plan to show full compliance  
with the Zoning Ordinance, to be coordinated with Urban Forestry;**
- 2) obtaining of a Mobile Tree Commission Permit before removing existing  
trees from the city right-of-way along Vetter Street for construction of the  
proposed driveway;**
- 3) obtaining of a Right-of-Way permit for the planting of trees encroaching into  
the right-of-way along Dickens Avenue if such trees cannot be planted  
entirely within the property boundaries, to be coordinated with Urban  
Forestry;**
- 4) revision of the site plan to provide public sidewalks along all street frontages  
where lacking, or the submission of a sidewalk waiver application;**

- 5) placement of a note on the site plan stating that any equipment in the mechanical yard within the 20' setback along Vetter Street is to be no higher than 3' above grade;
- 6) placement of a note on the site plan stating that the driveway number, size, location, and design are to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards, and all one-way aisles are to be signed and marked;
- 7) retention of the note on the site plan stating "lighting shall be provided and maintained during the operation of the parking area, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or traffic";
- 8) subject to the Engineering comments: *(Need to show sidewalks on site plan along all property lines abutting public streets or apply for a sidewalk waiver. Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer); and,*
- 9) full compliance with all other 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**

Dr. Victoria Rivizzigno, Secretary

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

Richard Olsen

Deputy Director of Planning

cc: Joseph A. Cleveland