

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2011

City Church of Mobile
3750 Michael Blvd.
Mobile, AL 36609

Re: Case #SUB2010-00143(Subdivision)
City Church of Mobile Subdivision
3750 Michael Boulevard
(North side of Michael Boulevard, 800'± East of Downtowner Boulevard).
1 Lot / 6.3± Acre

Dear Applicant(s):

At its meeting on February 3, 2011, the Planning Commission considered the above referenced subdivision.

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

- 1) dedication sufficient to provide 50 feet from the centerline of Michael Boulevard;**
- 2) retention of the lot area size labeling, in square feet, with modifications as necessary due to any required dedication;**
- 3) retention of the 25-foot minimum building line along all public rights-of-way, with modifications as necessary due to any required dedication;**
- 4) placement of a note on the Final Plat limiting the site to three curb-cuts, with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) 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;**
- 6) completion of the rezoning process; and,**
- 7) full compliance with all municipal codes and ordinances.**

Case #SUB2010-00143(Subdivision)

City Church of Mobile Subdivision

February 4, 2011

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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 (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@cityofmobile.org.

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: Polysurveying Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2011

William C. Smith Jr.
3750 Michael Blvd.
Mobile, AL 36609

Re: Case #ZON2010-02878 (Planned Unit Development)
City Church of Mobile Subdivision
3750 Michael Boulevard
(North side of Michael Boulevard, 800'± East of Downtowner Boulevard).
Planned Unit Development Approval 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 allow multiple buildings on a single building site.

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

- 1) widening of all drive aisles to 24 feet in width;**
- 2) maintain at least 125 parking spaces on the site;**
- 3) provide an appropriate dumpster enclosure and sanitary sewer connection for all dumpsters on the site;**
- 4) indicate required dedications on the site plan;**
- 5) submission of a Non-Utility Right-of-way Use Agreement request for the sign in order to allow it to remain in its current location;**
- 6) full compliance with the tree planting and landscaping requirements of the Zoning Ordinance;**
- 7) compliance with Traffic Engineering comments: *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The eastern driveway is less than the standard of twenty-four feet wide and should be widened or eliminated. The aisle to the rear parking lot is too narrow for parking on both side of the aisle and parking on one side of the drive should be eliminated;”***

- 8) compliance with Engineering comments: *“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 the proposed any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”*
- 9) provision of two copies of the revised site plan to the Planning Section of the Urban Development Department indicating compliance with all of the aforementioned conditions; and,
- 10) full compliance with all 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: Polysurveying

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2011

William C. Smith Jr.
3750 Michael Blvd.
Mobile, AL 36609

Re: Case #ZON2010-02879 (Rezoning)

William C. Smith Jr.

3750 Michael Boulevard

(North side of Michael Boulevard, 800'± East of Downtowner Boulevard).
Rezoning from B-2, Neighborhood Business District and R-1, Single-Family Residential District, to B-1, Buffer Business District, to allow an addition to an existing church and eliminate split zoning.

Dear Applicant(s):

At its meeting on February 3, 2011, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District and R-1, Single-Family Residential District, to B-1, Buffer Business District, to allow an addition to an existing church and eliminate split zoning.

After discussion, it was decided to recommend the zoning as a B-1, Buffer Business District to the City Council subject to the following conditions:

- 1) completion of the subdivision process;**
- 2) full compliance with the tree planting and landscaping requirements of the Zoning Ordinance; and,**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$166.90**. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Case #ZON2010-02879 (Rezoning)

William C. Smith Jr.

February 4, 2011

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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: Polysurveying