



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

First Baptist Church of Tillman's Corner
C/O Charles Greene
5660 Three Notch Road
Mobile, AL 36619

Re: Case #SUB2014-00023 (Subdivision)
First Baptist Church of Tillman's Corner Subdivision
5660, 5670, 5672, 5680 and 5700 Three Notch Road and 5641, 5651, 5661, and
5673 Jackson Road
(Northeast corner of Three Notch Road and Calhoun Road extending to the South
side of Jackson Road).
1 Lot / 7.9± Acres

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

At its meeting on May 01, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission held the matter over until the May 15th meeting, with revisions due by May 2nd, to address the following:

- 1) **Provision of a written statement that the owner will petition for inclusion or exclusion from the city;**
- 2) **Rezoning of the proposed lot if brought into the city prior to any applications for building or development permits for the site;**
- 3) **Revision of the plat to reflect sufficient dedication to provide 30' as measured from the centerline of both Calhoun and Jackson Roads;**
- 4) **Revision of the plat to depict a corner radius in compliance with Section V.D.6. of the Subdivision at the intersection of Calhoun and Three Notch Roads;**
- 5) **Revision of the lot size information and the 25' minimum building setback line on the plat to reflect dedication and corner radius;**
- 6) **Revision of the plat to depict a 35' minimum building setback line along Three Notch Road;**

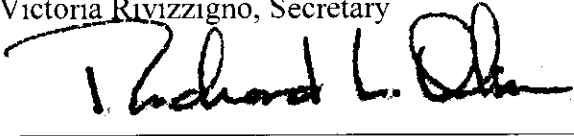
**First Baptist Church of Tillman's Corner Subdivision
May 02, 2014**

- 7) **Revision of the plat to illustrate a 100' right-of-way for Three Notch Road; and**
- 8) **Revision of the plat to include a note stating that all common and detention areas shall be maintained by the property owners.**

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: Rowe Surveying and Engineering Company, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

First Baptist Church of Tillman's Corner
C/O Charles Greene
5660 Three Notch Road
Mobile, AL 36619

Re: Case #ZON2014-00495 (Planned Unit Development)
First Baptist Church of Tillman's Corner Subdivision
5660, 5670, 5672, 5680 and 5700 Three Notch Road and 5641, 5651, 5661, and
5673 Jackson Road
(Northeast corner of Three Notch Road and Calhoun Road extending to the South
side of Jackson Road).
Planned Unit Development to allow multiple buildings on a single building site.

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

At its meeting on May 01, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, it was decided to hold the matter over until the May 15th meeting, with revisions due by May 2nd, to address the following:

- 1) **Provision of a written statement that the owner will petition for inclusion or exclusion from the city;**
- 2) **Revision of the site plan to depict a permanent closure of the vehicular access to the adjacent property to the east with curb and landscaping, or the revision of the PUD request to include the lot to the east and shared access;**
- 3) **Revision of the site plan to comply with Traffic Engineering Comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The southern most driveway on Calhoun Road must be reduced in width, by maintaining the proposed northern radii and moving the southern radii to match the adjacent aisle width. All 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.);**

**First Baptist Church of Tillman's Corner PUD
May 02, 2014**

- 4) **Coordination with Staff to improve onsite traffic flow and revision of the site plan to illustrate one-way traffic flow with compliant 12' travel aisles/vehicular maneuverability area where travel aisles are less than 24';**
- 5) **Revision of the site plan to illustrate proposed lighting along with a note stating any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance;**
- 6) **Depiction of a paved driveway in the northeast corner of the lot if the applicant desires to retain the curb-cut;**
- 7) **Depiction of sidewalks on the site plan along all street frontages or the submission of a Sidewalk Waiver request;**
- 8) **Depiction of a 10' residential buffer on the site plan along the northeastern and northwestern lot lines in compliance with Section 64-4.D.1. of the Zoning Ordinance;**
- 9) **Revision of the site plan to illustrate and quantify full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 10) **Revision of the site plan to include a note stating that all common and detention areas shall be maintained by the property owners;**
- 11) **Revision of the site plan to reflect sufficient dedication to provide 30' as measured from the centerline of both Calhoun and Jackson Roads;**
- 12) **Revision of the site plan to depict a corner radius in compliance with Section V.D.6. of the Subdivision at the intersection of Calhoun and Three Notch Roads;**
- 13) **Revision of the 25' minimum building setback line on the site plan to reflect dedication and corner radius;**
- 14) **Revision of the site plan to depict a 35' minimum building setback line along Three Notch Road; and**
- 15) **Depiction of a dumpster on the site plan in compliance with Section 64-4.D.9. of the Zoning Ordinance.**

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: Rowe Surveying and Engineering Company, Inc.