



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 11, 2013

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-BDISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE-PRESIDENT-BDISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA LAMBERT

Port City Church of Christ
2901 Hillcrest Road
Mobile, AL 36695

Re: Case #ZON2013-01605 (Planned Unit Development)
Port City Church of Christ
2901 Hillcrest Road
East side of Hillcrest Road, 125'± South of Medearis Court).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow two buildings on a single building site.

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

At its meeting on September 5, 2013, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow two buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) revision of the site plan to depict the same amount of parking spaces in both the existing parking data and existing tree data;
- 2) submission of two revised site plans prior to any request for permits.
- 3) compliance with Engineering comments: "(1. Add a note to the PUD drawing stating that any work performed in the existing Hillcrest Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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. Add a note to the PUD drawing stating that any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and

Sedimentation Control and Storm Water Runoff Control. 3. Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters.)”;

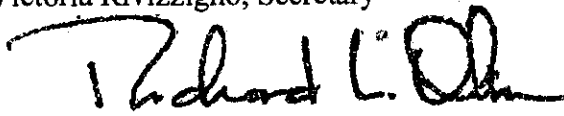
- 4) compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards”;**
- 5) compliance with Urban Forestry comments: “Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).” Placement of a note on the Final Plat stating “Preservation status is to be given to the 48" Live Oak Tree located on the South side of Lot and the 50" Live Oak Tree located in the South East corner of Lot. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.” ; and**
- 6) compliance with Fire comments: “All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.”**

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: Frank A. Dagley & Associates, Inc.



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 11, 2013

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE-PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA LAMBERT

Port City Church of Christ
2901 Hillcrest Road
Mobile, AL 36695

Re: Case #ZON2013-01604 (Planning Approval)

Port City Church of Christ

2901 Hillcrest Road

(East side of Hillcrest Road, 125'± South of Medearis Court).

Planning Approval to amend a previously approved Planning Approval to allow a building expansion at an existing church in an R-1, Single-Family Residential District.

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

At its meeting on September 5, 2013, the Planning Commission considered for Planning Approval to allow a building expansion at an existing church in an R-1, Single-Family Residential District.

After discussion, it was decided to approve the above referenced Planning Approval subject to the following conditions:

- 1) revision of the site plan to depict the same amount of parking spaces in both the existing parking data and existing tree data;
- 2) submission of two revised site plans prior to any request for permits.
- 3) compliance with Engineering comments: "(1. Add a note to the PUD drawing stating that any work performed in the existing Hillcrest Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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. Add a note to the PUD drawing stating that any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain

Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters.)”;


- 4) compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards”;
- 5) 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).” Placement of a note on the Final Plat stating “Preservation status is to be given to the 48” Live Oak Tree located on the South side of Lot and the 50” Live Oak Tree located in the South East corner of Lot. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.” ; and
- 6) compliance with Fire comments: “All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.”

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: Frank A. Dagley & Associates, Inc.