

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

Ashland Place United Methodist Church, Inc.
15 Wisteria Avenue
Mobile, Alabama 36607

Re: Case #SUB2009-00011 (Subdivision)

Ashland Place UMC Subdivision

5, 7, and 15 Wisteria Avenue, 2315 Old Shell Road and 2312 Dauphin Street
(Southwest corner of Wisteria Avenue and Old Shell Road, extending to the
North side of Dauphin Street, 160'± West of Wisteria Avenue and 380'± West of
Wisteria Avenue).
2 Lots / 4.2± Acres

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

At its meeting on April 2, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that Lot 1 is limited to one curb-cut onto Dauphin Street, Wisteria Avenue and Old Shell Road, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards, if modified;**
- 2) **placement of a note on the final plat stating that Lot 2 is limited to its single existing curb-cut onto Dauphin Street, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards, if modified;**
- 3) **removal of any un-used curb-cuts prior to the request for final inspections relating to the construction of the proposed office addition;**
- 4) **submission of a revised Planning Approval and Planned Unit Development site plan (1 of each) prior to the submission of revised drawings for the current building permits;**
- 5) **demolition of two residences on Wisteria Avenue to be postponed for 6 months (October 2, 2009), to allow adequate time to notify availability of houses for removal, and to provide opportunity for removal; and**
- 6) **completion of the Subdivision process prior to the request for final inspections relating to the construction of the proposed office addition.**

Ashland Place UMC Subdivision

April 3, 2009

Page 2

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: Wattier Surveying, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

Ashland Place United Methodist Church, Inc.
15 Wisteria Avenue
Mobile, Alabama 36607

Re: Case #ZON2009-00349 (Planned Unit Development)

Ashland Place UMC Subdivision

5, 7, and 15 Wisteria Avenue, and 2315 Old Shell Road

(Southwest corner of Wisteria Avenue and Old Shell Road, extending to the North side of Dauphin Street, 160'± West of Wisteria Avenue).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the construction of an administrative office, classroom building, outdoor patio and expanded retention pond at an existing church in an R-1, Single-Family Residential District.

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

At its meeting on April 2, 2009, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow the construction of an administrative office, classroom building, outdoor patio and expanded retention pond at an existing church in an R-1, Single-Family Residential District.

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

- 1) revision of the site plan to depict compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance, including depiction of the full width of existing tree canopies that overhang street frontage areas, and provision of information regarding total landscape area and required front landscape area;**

- 2) depiction and provision of a 6-foot high wooden privacy fence along all boundaries where the site abuts adjacent residences (fence not to impact existing hedge), except within the minimum building setback along Wisteria and Old Shell, where the fence shall only be 3-feet in height, and not required for the 92-foot \pm long driveway portion of the site extending to Dauphin Street;
- 3) depiction/clarification of additional tree buffering between the detention facility and the residential properties to the South;
- 4) demolition of two residences on Wisteria Avenue to be postponed for 6 months (October 2, 2009), to allow adequate time to notify availability of houses for removal, and to provide opportunity for removal;
- 5) revision of the site plan to show only one curb-cut each onto Dauphin Street, Wisteria Avenue and Old Shell Road;
- 6) removal of the gravel parking area along Old Shell Road prior to final inspections for the office addition; and
- 7) provision of a revised Planned Unit Development site plan prior to the submission of revised drawings for the current building permits.

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: Wattier Surveying, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

Ashland Place United Methodist Church, Inc.
15 Wisteria Avenue
Mobile, Alabama 36607

Re: Case #ZON2009-00347 (Planning Approval)
Ashland Place United Methodist Church, Inc.
5, 7, and 15 Wisteria Avenue, and 2315 Old Shell Road
(Southwest corner of Wisteria Avenue and Old Shell Road, extending to the
North side of Dauphin Street, 160'± West of Wisteria Avenue).
Planning Approval to allow the construction of an administrative office,
classroom building, outdoor patio and expanded retention pond at an existing
church in an R-1, Single-Family Residential District.

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

At its meeting on April 2, 2009, the Planning Commission considered for Planning Approval the site plan to allow the construction of an administrative office, classroom building, outdoor patio and expanded retention pond at an existing church in an R-1, Single-Family Residential District.

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

- 1) **revision of the site plan to depict compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance, including depiction of the full width of existing tree canopies that overhang street frontage areas, and provision of information regarding total landscape area and required front landscape area;**
- 2) **depiction and provision of a 6-foot high wooden privacy fence along all boundaries where the site abuts adjacent residences (fence not to impact existing hedge), except within the minimum building setback along Wisteria and Old Shell, where the fence shall only be 3-feet in height, and not required for the 92-foot ± long driveway portion of the site extending to Dauphin Street;**
- 3) **depiction/clarification of additional tree buffering between the detention facility and the residential properties to the South;**

Ashland Place United Methodist Church, Inc.

April 3, 2009

Page 2

- 4) demolition of two residences on Wisteria Avenue to be postponed for 6 months (October 2, 2009), to allow adequate time to notify availability of houses for removal, and to provide opportunity for removal;
- 5) revision of the site plan to show only one curb-cut each onto Dauphin Street, Wisteria Avenue and Old Shell Road;
- 6) removal of the gravel parking area along Old Shell Road prior to final inspections for the office addition;
- 7) no future use of residential structure on Old Shell Road without new Planning Approval, and any future non single-family residential use subject to full compliance with all applicable Building and Fire Codes; and
- 8) provision of a revised Planning Approval site plan prior to the submission of revised drawings for the current building permits.

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: Wattier Surveying, Inc.

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