



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 21, 2017

Mt. Zion Baptist Church
1012 Adams Street
Mobile, AL 36603

Re: 1012 Adams Street, 302 Kennedy Street and 1013 Basil Street
(Northeast corner of Kennedy Street and Adams Street).
Council District 2
SUB-000116-2017 (Subdivision) (Holdover)
Mt. Zion Subdivision, Addition to Unit One

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

At its meeting on July 20, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of the 50' right of way width to Kennedy, Adams, and Basil Streets;
- 2) Retention of the 25' minimum building setback line along all street frontages;
- 3) Retention of the lot size information in both square feet and acres;
- 4) Subject to Engineering Comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER". C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. E. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be*

required prior to the issuance of a Land Disturbance permit. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 5) Subject to Traffic Engineering Comments: *(Lot 1 is limited to one curb cut to Basil Street Road and no more than its existing curb cuts to Adams Street and Kennedy Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 6) Subject to 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 2015-116 and City Code Chapters 57 and 64).;*
- 7) Subject to Fire Comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.


If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____


Bert Hoffman
Principal Planner

cc: Rowe Engineering & Surveying, Inc.



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Mt. Zion Baptist Church
1012 Adams Street
Mobile, AL 36603

Re: 1012 Adams Street, 302 Kennedy Street and 1013 Basil Street
(Northeast corner of Kennedy Street and Adams Street).
Council District 2
PA-000145-2017 (Planning Approval)
Mt. Zion Subdivision, Addition to Unit One

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

At its meeting on July 20, 2017, the Planning Commission considered for Planning Approval to allow the expansion of property associated with an existing church in an R-2, Two-Family Residential District.

After discussion, the Planning Commission approved the above referenced request, subject to the following condition:

- 1) Completion of the Subdivision process;
- 2) Placement of a note on the site plan stating that Lot 1 is limited to one curb cut to Basil Street Road and no more than its existing curb cuts to Adams Street and Kennedy Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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;
- 3) Revision of the site plan to show compliance with Section V.D.6. of the Subdivision Regulations;
- 4) Retention of a 25' minimum building setback line along all street frontages;
- 5) Placement of a note on the site plan stating that a new application for Planning Approval will be required for any future changes to the site plan, including the use of the grassy areas or adjacent lots for parking;
- 6) Provision of a revised Planning Approval site plan; and
- 7) Subject to Engineering Comments (A. *Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage,*

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). B. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. C. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. D. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 8) Subject to Traffic Engineering Comments: (Lot 1 is limited to one curb cut to Basil Street Road and no more than its existing curb cuts to Adams Street and Kennedy Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 9) Subject to 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 2015-116 and City Code Chapters 57 and 64).;*
- 10) Subject to Fire Comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).*

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

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Principal Planner

cc: Rowe Engineering & Surveying, Inc.