



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 5, 2018

Ark of Safety, Inc.
2700 First Avenue
Mobile, AL 36617

Re: 2700 First Avenue

(Northwest corner of Main Street and First Avenue, extending to the Southwest corner of Esau Avenue and Main Street.)

Council District 1

SUB-000344-2017 (Subdivision)

Ark of Safety Church Subdivision

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

At its meeting on January 4, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.6. of the Subdivision Regulations (along Main Street), the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) retention of the lot size label in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 20' minimum building setback line along Main Street;
- 3) retention of the 25' minimum building setback line along First Avenue and Esau Avenue;
- 4) placement of a note on the Final Plat stating that the subdivision is limited to two curb cuts to Main Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) compliance with the 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. Dedicate the corner radius (25' minimum or as approved by the*

City Engineer and Traffic Engineer) at the corner of Esau Ave. and Main St. and at the corner of First Ave. and Main St. to the City of Mobile, and list the amount of dedicated acreage. 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. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. 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.];

- 6) compliance with the Traffic Engineering comments: (Applicant/Owner appears to own nearby lots where additional offsite parking may occur. At time of any parking lot improvement, Lot is limited to two curb cuts to Main 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.);*
- 7) compliance with the Fire Department 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);*
- 8) compliance with the 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); and*
- 9) provision of three (3) revised Planned Unit Development site plans and three (3) revised Planning Approval site plans to the Planning & Zoning staff prior to the signing of the Final Plat.*

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.

Ark of Safety Church Subdivision

January 5, 2018

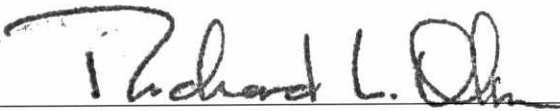
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If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 

Richard Olsen

Deputy Director of Planning & Zoning

cc: Polysurveying and Engineering



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 5, 2018

Ark of Safety, Inc.
2700 First Avenue
Mobile, AL 36617

Re: 2700 First Avenue
(Northwest corner of Main Street and First Avenue, extending to the Southwest corner of Esau Avenue and Main Street.)
Council District 1
PUD-000345-2017 (Planned Unit Development)
Ark of Safety Church Subdivision

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

At its meeting on January 4, 2018, the Planning Commission considered for Planned Unit Development to allow multiple structures on a single building site and reduced side street side yard setbacks for an existing church in an R-1, Single Family Residential District.

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

- 1) revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, to include curbing, enclosure and sanitary sewer connection, or a notation that curb service is to be provided;**
- 2) revision of the site plan to provide a City-standard sidewalk along the Esau Avenue right-of-way, or the obtaining of a Sidewalk Waiver;**
- 3) revision of the site plan to provide a 6' high wooden privacy fence along the property lines to the West and South of the three modular buildings, reducing to no more than 3' high within the 25' setback along Esau Avenue;**
- 4) placement of a note on the site plan stating that the vehicle gates along Esau Avenue are to remain closed;**
- 5) revision of the site plan to provide a 24' wide curb cut at the Main Street parking area entrance drive;**

- 6) placement of a note on the site plan stating that gates at the Main Street entrance drive are to remain open during the hours of operation of all church activities;
- 7) compliance with the tree planting plan as presented on the site plan;
- 8) placement of a note on the site plan subdivision is limited to two curb cuts to Main Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) revision of the site plan to label the site with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 10) revision of the site plan to illustrate the 20' minimum building setback line along Main Street and the 25' minimum building setback lines along First Avenue and Esau Avenue;
- 11) compliance with Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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). 2. 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 and paving 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. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 12) compliance with the Traffic Engineering comments: *(Applicant/Owner appears to own nearby lots where additional offsite parking may occur. At time of any parking lot improvement, Lot is limited to two curb cuts to Main 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.);*
- 13) compliance with the Fire Department 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);*
- 14) compliance with the 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); and*
- 15) provision of three (3) revised Planned Unit Development site plans to Planning & Zoning staff prior to the signing of the Final Plat for the Subdivision.

Ark of Safety Church Subdivision PUD
January 5, 2018
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Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

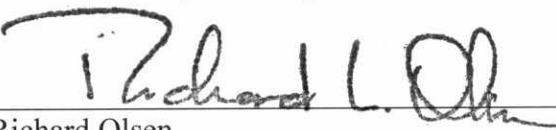
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Bethel Engineering
Polysurveying & Engineering



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 5, 2018

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Mobile, AL 36617

Re: 2700 First Avenue
(Northwest corner of Main Street and First Avenue, extending to the Southwest corner of Esau Avenue and Main Street.)
Council District 1
PA-000347-2017 (Planning Approval)
Ark of Safety Church

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

At its meeting on January 4, 2018, the Planning Commission considered for Planning Approval to amend a previous Planning Approval to allow expansion of an existing church to consist of three modular buildings in an R-1, Single Family Residential District.

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

- 1) revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, to include curbing, enclosure and sanitary sewer connection, or a notation that curb service is to be provided;**
- 2) revision of the site plan to provide a City-standard sidewalk along the Esau Avenue right-of-way, or the obtaining of a Sidewalk Waiver;**
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Ark of Safety Church PA
January 5, 2018

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