



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 25, 2016

Central Presbyterian Church
1260 Dauphin Street
Mobile, AL 36604

Re: 1260 & 1262 Dauphin Street and 4 North Ann Street
(Northeast corner of Dauphin Street and North Ann Street).
Council District 2
SUB2016-00070 (Subdivision)
Central Presbyterian Church Subdivision
1 Lot / 2.1± Acres

Dear Applicant(s):

At its meeting on July 21, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.D.1. and V.D.9. of the Subdivision Regulations this application is recommended for Tentative Approval, subject to the following:

- 1) dedication of the corner radii per Section V.D.6. of the Subdivision Regulations;
- 2) retention of the lot size in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for any right-of-way dedication;
- 3) revision of the Final Plat to illustrate the 25' minimum building setback line along all frontages where the lot is at least 60' in width;
- 4) placement of a note on the Final Plat stating that, until such a time when additional street frontage can be provided along North Ann Street, the lot should be limited to its existing curb cuts along Dauphin Street, with any changes in their sizes, locations or designs to be approved by Traffic Engineering, and conform to AASHTO standards;
- 5) compliance with Engineering comments: (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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 Southwest corner of LOT 1. C) Provide and label the monument set or found at each subdivision corner. D) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E) Provide the Surveyor's Certificate and Signature. F) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G) 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. H) 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. I) 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. J) Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. K) Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L) After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);

- 6) compliance with Traffic Engineering comments: (The site is limited to its existing curb cuts 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 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).);
- 8) compliance with 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).); and
- 9) compliance with all other municipal codes and ordinances.

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.

Central Presbyterian Church Subdivision
July 25, 2016

It is also requested that a digital copy 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 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: 

Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 25, 2016

Central Presbyterian Church
4 N. Ann Street
Mobile, AL 36604

Re: 1260 & 1262 Dauphin Street and 4 North Ann Street
(Northeast corner of Dauphin Street and North Ann Street).
Council District 2
ZON2016-01380 (Rezoning)
Central Presbyterian Church

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

At its meeting on July 7, 2016, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-1, Buffer Business District, to B-1, Buffer Business District to eliminate split zoning.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) completion of the Subdivision processes; and**
- 2) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$319.60. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

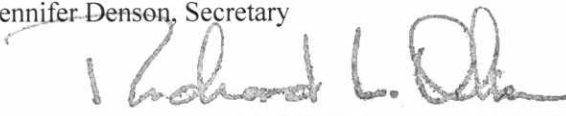
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Richard Olsen
Deputy Director of Planning

cc: Azalea City Montessori
Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 25, 2016

Azalea City Montessori
1260 Dauphin Street
Mobile, AL 36604

Re: 4 North Ann Street and 1260 & 1262 Dauphin Street
(Northeast corner of Dauphin Street and Ann Street).
Council District 2
ZON2016-01289
Central Presbyterian Church (Planning Approval)

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

At its meeting on July 21, 2016, the Planning Commission considered for Planning Approval to allow a school in an existing church in a B-1, Buffer-Business District.

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

- 1) revision of the site plan to accurately depict existing parking stall dimensions;
- 2) revision of the site plan to indicate existing accessible parking spaces;
- 3) revision of the site plan to illustrate existing wheel stops for parking spaces;
- 4) revision of the site plan to accurately indicate existing landscaping;
- 5) revision of the site plan to provide a dumpster, if one will be utilized, in compliance with the current enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance, or placement of a note on the site plan stating that curbside pickup will be utilized;
- 6) revision of the site plan to illustrate an appropriate protection buffer in the form of a wall, wooden privacy fence, or the inclusion of a screen planting strip where the existing playground abuts residentially-developed properties ;
- 7) correction of the site plan to indicate the site is equipped with 102 parking stalls;
- 8) attainment of all necessary permits prior to the issuance of Zoning Clearance;
- 9) provision of two revised site plans to the Planning and Zoning Department prior to the issuance of permits;
- 10) completion of the Subdivision and Rezoning processes; and
- 11) full compliance with all municipal codes and ordinances.


Central Presbyterian Church PA
July 25, 2016

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

cc: Central Presbyterian Church