

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 2, 2011

Christ United Methodist Church
6101 Grelot Road
Mobile, AL 36609

Re: Case #ZON2011-02837
Christ United Methodist Church
6101 & 6301 and Grelot Road and 1401 Hillcrest Road
(Southeast corner of Grelot Road and Hillcrest Road)
Planned Unit Development Approval to amend a previously approved Planned Unit Development allowing multiple buildings on a single building site and cross-access between building sites to allow construction of a new ball field and a new picnic pavilion.
Council District 6

Dear Applicant(s):

At its meeting on December 1, 2011, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development allowing multiple buildings on a single building site and cross-access between building sites to allow construction of a new ball field and a new picnic pavilion.

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 accurately depict all structures and fields on site, including storage buildings, location of ball fields, fencing and bleachers;**
- 2) **compliance with Section 64-4.A.2. of the Zoning Ordinance, *Illumination of uses*, which states that “lighting facilities used to illuminate signs, parking areas, or for other purposes shall be so arranged that the source of light does not shine directly into adjacent residence properties or into traffic;”**
- 3) **verification of any Americans with Disabilities Act-related site improvements required as part of the proposed ball field and pavilion, if any, and revision of the site plan to reflect those requirements;**
- 4) **compliance with Engineering comments: “Must comply with all stormwater and flood control ordinances, including providing stormwater detention plans and calculations for the proposed improvements;”**

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- 5) undertake measures to discourage users of the site from parking in non-designated / unpaved areas; and,**
- 6) full compliance with all other municipal codes and ordinances.**

Note that a revised Planned Unit Development site plan must be submitted prior to any requests for 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: Speaks & Associates Consulting Engineers, Inc.