



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2015

Mt. Olive Baptist Church
409 Lexington Avenue
Mobile, AL 36606

Re: 408 & 409 Lexington Avenue
(West side of Lexington Avenue, 300'± South of Dr. Martin Luther King Jr.
Avenue and East side of Lexington Avenue Extending to Rylands Street).
Council District 2
SUB2015-00133 (Subdivision)
Wilson's Ninth Addition Subdivision, Resubdivision of Lots 8-13, 33, 35, 36
& 37
2 Lots / 1.0± Acre

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

At its meeting on November 19, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, and with waivers of Sections V.D.1, V.D.3, and V.D.8, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Dedication of right-of-way sufficient to provide 25' from centerline of Rylands Street for Lot 1;
- 2) Revision of the plat to depict the 25' minimum building setback lines along all street frontages;
- 3) Revision of the lot sizes in square feet and acres to reflect dedication;
- 4) Placement of a note on the Final Plat stating Lot 1 is limited to one curb-cut to Lexington Avenue and one curb-cut to Rylands Street, that Lot 2 is limited to its six existing curb-cuts to Lexington Avenue (*with any unused curb-cuts to be removed, with appropriate Right-of-Way permits*), and with the size, design, and location of new or modified curb-cuts 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. Add street names to the vicinity map. C. Location, width, purpose of existing and proposed easements. D. Provide and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. The area along the west property line is receiving drainage from a public street and will require a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. 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 SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #74) the Lot(s) will historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. I. 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. J. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. L. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) compliance with Traffic Engineering comments: (Lot 1 is limited to one curb-cut per street frontage. Any unused curb cuts on Lot 2 should be removed. The proposed driveway on Lexington Avenue would be more appropriately designed with a larger radius on the right side of the driveway, to accommodate right turns into the lot. The larger radius is not necessary on the left side of the driveway as the aisle is designed to be one-way into the site. 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. The owner/developer is responsible for ADA accessibility, which should require asphalt/concrete surface for the designated space(s) and the path to the building. Sidewalk should be included along all street frontages, unless a sidewalk waiver is approved by the Planning Commission.);*
- 7) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and*

**Wilson's Ninth Addition Subdivision, Resubdivision of Lots 8-13, 33, 35, 36 & 37
November 24, 2015**

protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);

- 8) **compliance with 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));*
- 9) **Submission of a revised PUD and PA site plans prior the signing of the Final Plat; and**
- 10) **Completion of the Subdivision process prior to any request for permits.**

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 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

Ms. Jennifer Denson, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: McCrory & Williams



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2015

Mt. Olive Baptist Church
409 Lexington Avenue
Mobile, AL 36606

Re: 408 & 409 Lexington Avenue
(West side of Lexington Avenue, 300'± South of Dr. Martin Luther King Jr.
Avenue and East side of Lexington Avenue Extending to Rylands Street).
Council District 2
ZON2015-02433 (Planned Unit Development)
**Wilson's Ninth Addition Subdivision, Resubdivision of Lots 8-13, 33, 35, 36 &
37**

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

At its meeting on November 19, 2015, the Planning Commission considered for Planned Unit Development Approval to allow offsite parking.

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

- 1) Dedication of right-of-way sufficient to provide 25' from centerline of Rylands Street for Lot 1;
- 2) Revision of the site plan to depict the 25' minimum building setback lines along all street frontages;
- 3) Revision of the lot sizes in square feet and acres to reflect dedication;
- 4) Placement of a note on the Final Plat stating Lot 1 is limited to one curb-cut to Lexington Avenue and one curb-cut to Rylands Street, that Lot 2 is limited to its six existing curb-cuts to Lexington Avenue (*with any unused curb-cuts to be removed, with appropriate Right-of-Way permits*), and with the size, design, and location of new or modified curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) Revision of the site plan to indicate 3 parking trees under the "Tree Calculations";
- 6) All new site and parking lot lighting to comply with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance, and submission of a photometric plan at the time of submittal for a land disturbance permit;

- 7) Revision of the site plan to depict a sidewalk along Rylands Street;
- 8) Full compliance with Section 64-4.E of the Zoning Ordinance regarding landscape requirements;
- 9) Full compliance with Section 64-6. of the Zoning Ordinance regarding off-street parking requirements;
- 10) Revision of the site plan to depict a 3' wooden privacy fence from the right-of-way line back to the 25' minimum building setback lines for Lot 1;
- 11) Revision of the site plan to depict a 6' wooden privacy fence from the 25' minimum building setback line along the property lines for Lot 1;
- 12) Compliance with Engineering comments: (*ADD THE FOLLOWING NOTES TO THE 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, 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. 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.*);
- 13) Compliance with Traffic Engineering comments: (*Lot 1 is limited to one curb-cut per street frontage. Any unused curb cuts on Lot 2 should be removed. The proposed driveway on Lexington Avenue would be more appropriately designed with a larger radius on the right side of the driveway, to accommodate right turns into the lot. The larger radius is not necessary on the left side of the driveway as the aisle is designed to be one-way into the site. 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. The owner/developer is responsible for ADA accessibility, which should require asphalt/concrete surface for the designated space(s) and the path to the building. Sidewalk should be included along all street frontages, unless a sidewalk waiver is approved by the Planning Commission.*);
- 14) Compliance with Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and*

Wilson's Ninth Addition Subdivision, Resub. Of Lots 8-13, 33, 35, 36 & 37 PUD
November 24, 2015

protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).); and

- 15) Compliance with 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC); and*

- 16) Submission of a revised PUD site plan prior to the signing of the Final Plat.

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: McCrory & Williams



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MOBILE CITY PLANNING COMMISSION

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Avenue and East side of Lexington Avenue Extending to Rylands Street).
Council District 2
ZON2015-02434 (Planning Approval)
**Wilson's Ninth Addition Subdivision, Resubdivision of Lots 8-13, 33, 35, 36 &
37**

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

At its meeting on November 19, 2015, the Planning Commission considered for Planning Approval to allow the expansion of 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) **Dedication of right-of-way sufficient to provide 25' from centerline of Rylands Street for Lot 1;**
- 2) **Revision of the site plan to depict the 25' minimum building setback lines along all street frontages;**
- 3) **Revision of the lot sizes in square feet and acres to reflect dedication;**
- 4) **Placement of a note on the Final Plat stating Lot 1 is limited to one curb-cut to Lexington Avenue and one curb-cut to Rylands Street, that Lot 2 is limited to its six existing curb-cuts to Lexington Avenue (*with any unused curb-cuts to be removed, with appropriate Right-of-Way permits*), and with the size, design, and location of new or modified curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **Revision of the site plan to indicate 3 parking trees under the "Tree Calculations";**
- 6) **All new site and parking lot lighting to comply with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance, and submission of a photometric plan at the time of submittal for a land disturbance permit;**

- 7) Revision of the site plan to depict a sidewalk along Rylands Street;
- 8) Full compliance with Section 64-4.E of the Zoning Ordinance regarding landscape requirements;
- 9) Full compliance with Section 64-6. of the Zoning Ordinance regarding off-street parking requirements;
- 10) Revision of the site plan to depict a 3' wooden privacy fence from the right-of-way line back to the 25' minimum building setback lines for Lot 1;
- 11) Revision of the site plan to depict a 6' wooden privacy fence from the 25' minimum building setback line along the property lines for Lot 1;
- 12) Compliance with Engineering comments: (*ADD THE FOLLOWING NOTES TO THE 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, 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. 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.*);
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protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).); and

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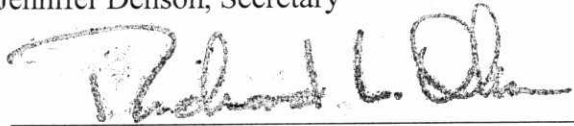
16) Submission of a revised Planning Approval site plan prior to the signing of the Final Plat.

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

Sincerely,

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Richard Olsen
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