



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 10, 2014

South Central Conference 7th Day Adventist Association, Inc.  
P. O. Box 1491  
Mobile, AL 36633

**Re: SUB2014-00098 (Subdivision)**

**Emmanuel Subdivision**

1962, 2000 and 2008 Dr. Martin Luther King Jr. Avenue  
Northeast and Southeast corners of Dr Martin Luther King Jr. Avenue, extending to the West  
side of Vine Street.  
3 Lots / 3.3± Acres

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

At its meeting on September 4, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission decided to hold the matter over until the meeting of October 2<sup>nd</sup>, with revisions due by September 18<sup>th</sup>, to allow the applicant to address the following items:

- 1) **Obtainment of an after the fact demolition permit for the structure removed from Lot 3;**
- 2) **Depiction of the 25' minimum building setback line on the plat along Vine Street; and**
- 3) **Illustration of the minimum right-of-way for Dr. Martin Luther King, Jr. Avenue, as measured directly adjacent to the site.**

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: Frank A. Dagley & Associates, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 10, 2014

South Central Conference 7<sup>th</sup> Day Adventist Association, Inc.  
P. O. Box 1491  
Mobile, AL 36633

**Re: ZON2014-01690 (Planned Unit Development)**

**Emmanuel Subdivision**

1962, 2000 and 2008 Dr. Martin Luther King Jr. Avenue

Northeast and Southeast corners of Dr Martin Luther King Jr. Avenue, extending to the West side of Vine Street.

Planned Unit Development Approval to allow multiple buildings on a single building site and off-site parking.

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

At its meeting on September 4, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site and off-site parking.

- 1) **Submission of additional information to include the number of existing and proposed classrooms, teaching stations, students and associated grade levels, the hours of operation of the school and traffic circulation plan;**
- 2) **Coordination with Staff to revise the site layout as necessary to maximize onsite traffic flow and ingress/egress along Martin Court;**
- 3) **Revision of the site layout to illustrate a compliant number of parking spaces in accordance with Section 64-6. of the Zoning Ordinance;**
- 4) **Revision of the site layout to reflect compliance with Traffic Engineering comments;**
- 5) **Illustration of bumper stops or curbing for all new parking spaces;**
- 6) **Depiction of the 25' minimum building setback line on the site plan along Vine Street;**
- 7) **Illustration of a 3' high hedge row along Martin Court on the proposed Lot 2;**
- 8) **Placement of a note on the site plan stating that proposed privacy fencing is not to exceed 3' in height within the 25' minimum building setbacks of Martin Court and Dr. Martin Luther King, Jr. Avenue; and**
- 9) **Submission of information verifying whether the proposed modular buildings are anticipated to be temporary or permanent.**

**Emmanuel Subdivision PUD**  
**September 4, 2014**

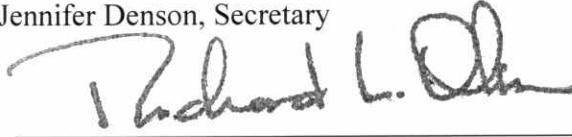
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

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Richard Olsen  
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 10, 2014

South Central Conference 7th Day Adventist Association, Inc.  
P. O. Box 1491  
Mobile, AL 36633

**Re: ZON2014-01689 (Planning Approval)**

**Emmanuel Subdivision**

1962, 2000 and 2008 Dr. Martin Luther King Jr. Avenue

Northeast and Southeast corners of Dr Martin Luther King Jr. Avenue, extending to the West side of Vine Street.

Planning Approval to allow the expansion of an existing church school in an R-1, Single-Family Residential District.

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

At its meeting on September 4, 2014, the Planning Commission considered for Planning Approval to allow the expansion of an existing church school in an R-1, Single-Family Residential District.

After discussion, the Planning Commission decided to hold the matter over until the October 2<sup>nd</sup>, with revisions due by September 18<sup>th</sup>, to allow the applicant to address the following items:

- 1) **Submission of additional information to include the number of existing and proposed classrooms, teaching stations, students and associated grade levels, the hours of operation of the school and traffic circulation plan;**
- 2) **Coordination with Staff to revise the site layout as necessary to maximize onsite traffic flow and ingress/egress along Martin Court;**
- 3) **Revision of the site layout to illustrate a compliant number of parking spaces in accordance with Section 64-6. of the Zoning Ordinance;**
- 4) **Revision of the site layout to reflect compliance with Traffic Engineering comments;**
- 5) **Illustration of bumper stops or curbing for all new parking spaces;**
- 6) **Depiction of the 25' minimum building setback line on the site plan along Vine Street;**
- 7) **Illustration of a 3' high hedge row along Martin Court on the proposed Lot 2;**

**Emmanuel Subdivision PA**  
**September 4, 2014**

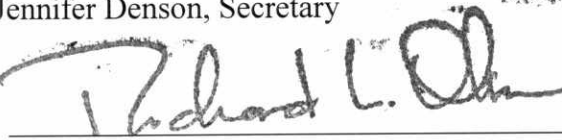
- 8) **Placement of a note on the site plan stating that proposed privacy fencing is not to exceed 3' in height within the 25' minimum building setbacks of Martin Court and Dr. Martin Luther King, Jr. Avenue; and**
- 9) **Submission of information verifying whether the proposed modular buildings are anticipated to be temporary or permanent.**

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: \_\_\_\_\_

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Deputy Director of Planning

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