

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2012

Benjamin L. Torrance, Jr.
P.O. Box 13633
Eight Mile, AL 36613

Re: Case #SUB2012-00032 (Subdivision)
Gods Kingdom Church Ministry Subdivision
2425 St Stephens Road
(Southeast corner of St Stephens Road and Brownlee Street)
Number of Lots / Acres: 1 Lot / 1.2± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 1

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission waived Section V.D.9. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that the site is limited to one curb-cut, either on St. Stephens Road or Brownlee Street, subject to ALDOT approval, with the size, location, and design to be approved by ALDOT (if applicable) and Traffic Engineering and conform to AASHTO standards;**
- 2) **placement of a note on the Final Plat stating that the right-of-way sidewalk should include the construction of a handicap ramp at the Southeast corner of St. Stephens Road and Brownlee Street;**
- 3) **illustration of the 25' minimum building setback line along St. Stephens Road;**
- 4) **illustration of the 20' minimum building setback line along Brownlee Street;**
- 5) **dedication of a radius curve at the intersection of St. Stephens Road and Brownlee Street in compliance with Section V.D.6. of the Subdivision Regulations, with the exact size and location to be coordinated with Traffic Engineering;**
- 6) **labeling of the lot with its size in square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 7) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**

- 8) compliance with Engineering comments: *“1. A site visit showed that additional concrete has been placed between the front of the building and the St. Stephens Road sidewalk without obtaining a Land Disturbance Permit or submitting revised plans for BLD2011-01104. This work will need to be approved through the land disturbance permit process. Detention will be required for the work completed under permit BLD2011-01104 and the work that has not been permitted. 2. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. 3. Any and all proposed development within the property will need to be in conformance with the Stormwater Management and Flood Control Ordinance. 4. Detention will be required and will need to take into account any impervious area added since 1984;”*
- 9) 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 61-929 and City Code Chapters 57 and 64;”*
- 10) compliance with the Fire Department comments: *“All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;” and,*
- 11) submittal of a revised Planning Approval site plan 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 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 (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@cityofmobile.org.

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: Polysurveying of Mobile, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2012

Benjamin L. Torrance, Jr.
P.O. Box 13633
Eight Mile, AL 36613

Re: Case #ZON2012-00860 (Planning Approval)
Gods Kingdom Church Ministry Subdivision
2425 St Stephens Road
(Southeast corner of St Stephens Road and Brownlee Street)
Planning Approval to allow an addition to an existing church in an R-1, Single Family Residential District.
Council District 1

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission considered for Planning Approval the site plan to allow an addition to an existing church in an R-1, Single Family Residential District.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) completion of the Subdivision process prior to the issuance of any permits or land disturbance activities;
- 2) the site is limited to one curb-cut, subject to ALDOT approval, with the size, location, and design to be approved by ALDOT (if applicable) and Traffic Engineering and conform to AASHTO standards; (if access to St. Stephens Road is denied by ALDOT, a curb cut to Brownlee Street shall be allowed, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards);
- 3) revision of the site plan to indicate a handicap ramp on the right-of-way sidewalk at the Southeast corner of St. Stephens Road and Brownlee Street;
- 4) full compliance with the landscaping and tree planting requirements of the Zoning Ordinance, including revision of landscaping calculations and revision of the site plan to properly locate trees in the landscaped area;
- 5) revision of the site plan to indicate parking bumpers or curbing and gutters in the parking area to protect landscaped areas;
- 6) revision of the site plan to depict HVAC units and generators meeting required setbacks;
- 7) revision of the site plan to indicate any required detention area;

Gods Kingdom Church Ministry Subdivision

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- 8) revision of the site plan to depict a compliant dumpster, or the placement of a note on the site plan stating that garbage collection will be curb-side or via a private collection service;
- 9) revision of the site plan to depict a protection buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance;
- 10) placement of a note on the site plan stating that any lighting for the parking lot shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic, per Section 64-6.A.3.c of the Zoning Ordinance;
- 11) provision of sidewalks along St. Stephens Road and Brownlee Street;
- 12) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 13) compliance with the Engineering comments: *“1. A site visit showed that additional concrete has been placed between the front of the building and the St. Stephens Road sidewalk without obtaining a Land Disturbance Permit or submitting revised plans for BLD2011-01104. This work will need to be approved through the land disturbance permit process. Detention will be required for the work completed under permit BLD2011-01104 and the work that has not been permitted. 2. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. 3. Any and all proposed development within the property will need to be in conformance with the Stormwater Management and Flood Control Ordinance. 4. Detention will be required and will need to take into account any impervious area added since 1984;”*
- 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 61-929 and City Code Chapters 57 and 64;)”*
- 15) compliance with the Fire Department comments: *“All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;”*
- 16) proper permitting of the concrete plaza in front of the existing building and proper permitting of any fencing;
- 17) submittal of a revised site plan prior to the signing of the Final Plat and prior to the submittal for land disturbance permits; and,
- 18) full compliance with all municipal codes and ordinances.

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: Polysurveying of Mobile, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2012

Benjamin L. Torrance, Jr.
P.O. Box 13633
Eight Mile, AL 36613

Re: Case #ZON2012-00861 (Rezoning)

Benjamin Torrance

2425 St Stephens Road

(Southeast corner of St Stephens Road and Brownlee Street)

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to R-1, Single-Family Residential District to eliminate split zoning.

Council District 1

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to R-1, Single-Family Residential District to eliminate split zoning.

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

- 1) completion of the subdivision process; and,**
- 2) full compliance with all municipal codes and ordinances**

The advertising fee for this application is **\$158.05**. 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

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.