



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 14, 2017

Protestant Episcopal Church
1050 Azalea Road
Mobile, AL 36609

Re: 5901 Overlook Road
(South side of Overlook Road at the South terminus of Carlisle Drive West).
Council District 7
SUB2017-00011 (Subdivision)
St. Matthew's II Subdivision

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

At its meeting on March 9, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 2) retention of the right-of-way width of Overlook Road on the Final Plat;**
- 3) placement of a note on the Final Plat stating that 1 is limited to the two existing curb-cuts to Overlook Road with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) placement of a note on the Final Plat stating that Lots 2 and 3 are limited to two curb cuts each, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) placement of a note on the Final Plat stating that the traffic flow on Lot 1 is limited to one-way ingress from the Eastern drive and one-way egress from the Western drive;**
- 6) retention of the 25' minimum building setback line on the Final Plat;**
- 7) submission and approval of a Planned Unit Development application prior to signing the Final Plat;**
- 8) submission of a Sidewalk Waiver application prior to signing the Final Plat;**

- 9) compliance with Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Provide and label the monument set or found at each subdivision corner. C. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER". D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #69) LOTS may receive 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 Final Plat from signatures. G. 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. H. 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. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.];*
- 10) compliance with Traffic Engineering comments: *(Each lot is limited to no more than two curbs cuts with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);;*
- 11) compliance with 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).];*
- 12) 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*

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**13) submission to and approval by Planning of two (2) copies 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 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 & Zoning

cc: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 14, 2017

Protestant Episcopal Church
1050 Azalea Road
Mobile, AL 3669

Re: 5901 Overlook Road

(South side of Overlook Road at the South terminus of Carlisle Drive West).

Council District 7

ZON2017-00179 (Planning Approval)

St. Matthew's II Subdivision

Planning Approval to allow the operation of a church in an R-1, Single-Family Residential District.

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

At its meeting on March 9, 2017, the Planning Commission considered for Planning Approval to allow the operation of a 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) revision of the site plan to label the lot with its size in both square feet and acres, or the furnishing of a table on the site plat providing the same information;
- 2) retention of the right-of-way width of Overlook Road on the site plan;
- 3) placement of a note on the site plan stating that the site is limited to the two existing curb-cuts to Overlook Road with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the site plan stating that the traffic flow on Lot 1 is limited to one-way ingress from the Eastern drive and one-way egress from the Western drive, and revision of the site plan to graphically depict such;
- 5) retention of the 25' minimum building setback line on the site plan;
- 6) revision of the site plan to provide a protection buffer compliant with Section 64-4.D of the Zoning Ordinance where the site abuts residentially zoned property;
- 7) revision of the site plan to provide parking calculations for the church and revision to provide sufficient parking spaces if currently lacking;
- 8) placement of a note on the site plan stating that garbage will be collected via curb side or private can collection, or revision of the site plan to provide a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance;

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- 9) submission and approval of a Sidewalk Waiver application or revision of the site plan to provide a public sidewalk in the event the Sidewalk Waiver is denied;
- 10) submission and approval of a Planned Unit Development application;
- 11) *compliance with the Engineering comments: [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.];*
- 12) *compliance with Traffic Engineering comments: (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.);*
- 13) *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).];*
- 14) *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).];*
- 15) submission to and approval by Planning of two (2) copies of a revised Planning Approval site plan prior to the signing of the Final Plat for the Subdivision; and
- 16) full compliance with all other municipal codes and ordinances.

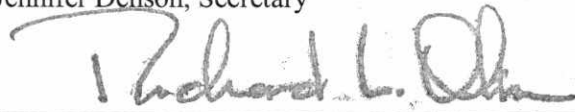
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning & Zoning

cc: Rowe Engineering & Surveying, Inc.