

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

City Church of Mobile
ATTN: William C. Smith
3750 Michael Blvd.
Mobile, AL 36609

Re: Case #SUB2010-00143(Subdivision)
City Church of Mobile Subdivision
3750 Michael Boulevard
(North side of Michael Boulevard, 800'± East of Downtowner Boulevard).
1 Lot / 6.3± Acre

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission heldover the application until the February 3, 2011 meeting with revisions due to the Planning Section by noon on Thursday, January 20, 2011, to address the following:

- 1) revisions to the associated Planned Unit Development, and Rezoning Applications as outlined.**

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: Polysurveing

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

City Church of Mobile
ATTN: William C. Smith
3750 Michael Blvd.
Mobile, AL 36609

Re: Case #ZON2010-02878 (Planned Unit Development)
City Church of Mobile Subdivision
3750 Michael Boulevard
(North side of Michael Boulevard, 800'± East of Downtowner Boulevard).
Planned Unit Development Approval to allow multiple buildings on a single building site.

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission heldover the application until the February 3, 2011 meeting with revisions due to the Planning Section by noon on Thursday, January 20, 2011, to address the following:

- 1) submittal of an acceptable, detailed narrative describing the project in detail as required in Section 64-5.D. of the Zoning Ordinance;**
- 2) revision of the site plan to show ALL improvements on the site, including, but not limited to, dimensions of parking stalls or drive aisles, indicate paving materials, and indicate the seating capacity of the church and other information needed to ensure parking compliance;**
- 3) compliance with Traffic Engineering Comments: *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The eastern Driveway is less than the standard of twenty-four feet wide and should be widened or eliminated. The aisle to the rear parking lot is too narrow for parking on both side of the aisle and parking on one side of the drive should be eliminated;”* and,**

- 4) compliance with Engineering Comments: *“Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from the proposed any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.”*

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: Polysurveing

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

City Church of Mobile
ATTN: William C. Smith
3750 Michael Blvd.
Mobile, AL 36609

Re: Case #ZON2010-02879 (Rezoning)
William C. Smith Jr.
3750 Michael Boulevard
(North side of Michael Boulevard, 800'± East of Downtowner Boulevard).
Rezoning from B-2, Neighborhood Business District and R-1, Single-Family Residential District, to B-1, Buffer Business District, to allow an addition to an existing church and eliminate split zoning.

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District and R-1, Single-Family Residential District, to B-1, Buffer Business District, to allow an addition to an existing church and eliminate split zoning.

After discussion, the Planning Commission heldover the application until the February 3, 2011 meeting with revisions due to the Planning Section by noon on Thursday, January 20, 2011, to address the following:

- 1) submittal of an acceptable, detailed narrative describing the project in detail;**
- 2) submittal of justification for rezoning to include which, if any, of the four acceptable conditions to warrant rezoning are occurring at the site as defined by Section 64-9.A.1. of the Zoning Ordinance; and,**
- 3) revision of the site plan to show ALL improvements on the site, including, but not limited to, dimensions of parking stalls or drive aisles, indicate paving materials, and indicate the seating capacity of the church and other information needed to ensure parking compliance.**

Case #ZON2010-02879 (Rezoning)

William C. Smith Jr.

January 7, 2011

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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