



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 9, 2018

Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, AL 36606

Re: 1802 Como Street
(Southwest corner of Como Street and St Stephens Road).
Council District 1
SUB-000391-2018 (Subdivision)
Amity Missionary Baptist Church Subdivision, Revision & Addition to Lot 1

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

At its meeting on March 1, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.14. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) retention of the 60' right-of-way along St. Stephens Road and of the 45' right-of-way along Como Street;**
- 2) retention of the corner radius at the intersection of St. Stephens Road and Como Street in compliance with Section V.D.6. of the Subdivision Regulations;**
- 3) placement of a note on the Final Plat stating the lot is limited to one (1) curb cut to Como Street, with any changes to its size, location or design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) retention of the lot sizes in square feet and acres on the Final Plat, or the provision of a table on the Final Plat providing the same information;**
- 5) retention of the 25' minimum building setback line on the Final Plat;**
- 6) 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) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer D) Provide the Surveyor's Certificate and Signature. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) 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. 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) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K) 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.);*
- 7) *compliance with Traffic Engineering comments: (St. Stephens Road (US Highway 45) is an ALDOT maintained roadway. Lot is limited to one curb cut to Como Street to be approved by Traffic Engineering and conform to AASHTO Standards. Existing church site is limited to its existing curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);*
 - 8) *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).);*
 - 9) *compliance with Fire Department 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).);*
 - 10) *provision of two (2) revised copies of the PUD site plan to the Planning and Zoning Department prior to signing of the Final Plat;*
 - 11) *completion of the subdivision process prior to any requests for land disturbance or construction permits; and,*
 - 12) *compliance with all municipal codes and ordinances.*

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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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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: Amity Missionary Baptist Church



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 9, 2018

Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, AL 36606

Re: 1802 Como Street
(Southwest corner of Como Street and St Stephens Road).
Council District 1
PUD-000396-2018 (Planned Unit Development)
Amity Missionary Baptist Church Subdivision, Revision & Addition to Lot 1

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

At its meeting on March 1, 2018, the Planning Commission considered for Planned Unit Development Approval to allow the construction of an off-site parking lot for an existing church.

After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planned Unit Development:

- a) the proposal promotes the objective of creative design in that it utilizes two (2) separate sites for a single development that, as a church, inherently provides community services and could not otherwise comply with the Zoning Ordinance as a development on a single lot due to the unusual configuration of the site as a result of multiple public streets;
- b) the proposal promotes the objective of flexibility by enabling a non-traditional arrangement of parking, thus ensuring compliance with the Zoning Ordinance;
- c) the proposal promotes the objective of efficient land use by enabling development of an historically underutilized tract of land;
- d) the proposal promotes the objective of environment with tree plantings and landscaping to break up the expanse of proposed pavement, protect soil erosion, reduce the hazards of flooding, and promote the pleasant appearance and character of the neighborhood;

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- e) the proposal promotes the objective of open space by being developed as such, by providing sidewalks for common use, and by providing landscaping in compliance with the Zoning Ordinance; and,
- f) the proposal promotes the objective of public services by mitigating the excessive use of such services via the development of parking versus additional habitable development.

Subsequently, the Planning Commission approved the above referenced request, subject to the following:

- 1) placement of a note on the site plan stating the site will comply with Sections 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance regarding parking lot lighting;
- 2) revision of the site plan to illustrate a sidewalk where the proposed parking lot abuts St. Stephen's Road, or approval of a Sidewalk Waiver by the Planning Commission prior to the approval of any land disturbing or building activities;
- 3) revision of the site plan to show the entire PUD site will comply with Section 64-4.E. of the Zoning Ordinance regarding tree and landscape area, or provision of note stating as much may suffice;
- 4) placement of a note on the site plan stating the dumpster will maintain compliance with Section 64-4.D.9. of the Zoning Ordinance regarding sanitary sewer connection and screening requirements;
- 5) revision of the site plan to illustrate an appropriate residential buffer where the proposed parking lot abuts residential properties;
- 6) retention of the rights-of-way widths along all street frontages of the PUD site;
- 7) revision of the site plan to indicate dedication of all corner radii in coordination with the proposed and existing subdivisions;
- 8) placement of a note on the site plan stating Lot A of the Revision and Addition to Lot 1 of Amity Missionary Baptist Church Subdivision is limited to one (1) curb cut to Como Street, with any changes to its size, location or design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) placement of a note on the site plan stating Lot 2 of the Amity Missionary Baptist Church Subdivision is limited to one (1) curb cut to Como Street and one (1) curb cut to Strange Avenue, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 10) revision of the site plan to illustrate the sizes of each lot of the PUD site in both square feet and acres, or provision of a table providing the same if information;
- 11) revision of the site plan to illustrate the 25' minimum building setback line along all street frontages in coordination with the proposed and existing subdivisions;
- 12) compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD 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*

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including, but not limited to, drainage, utilities, grading, storm water detention systems and paving 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: *(Comments.);*
- 14) 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).);*
- 15) compliance with Fire Department 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).);*
- 16) provision of two (2) revised copies of the PUD site plan to the Planning and Zoning Department prior to signing of the Final Plat;
- 17) completion of the subdivision process prior to any requests for land disturbance or construction permits; and,
- 18) compliance with all municipal codes and ordinances.

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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: Amity Missionary Baptist Church
Element³ Engineering