

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 5, 2010

Kingswood United Methodist Church
5200 Perin Rd.
Mobile, AL 36693

Re: Case #SUB2010-00015 (Subdivision)
Kingswood United Methodist Place Subdivision
5200 Perin Road
(Northwest corner of Perin Road and Perin Court).
1 Lot / 5.1± Acre

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

At its meeting on March 4, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) placement of a note on the final plat stating that the lot is limited to the two existing curb-cuts to Perin Road, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 2) placement of a note on the final plat stating that the lot is denied direct access to Perin Court;**
- 3) provision of an adequate curb radius, in compliance with Section V.B.16 of the Subdivision Regulations, at the intersection of Perin Road and Perin Court;**
- 4) depiction of a 25' minimum building setback from both streets;**
- 5) 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;**
- 6) completion of the subdivision process prior to the issuance of any permits or land disturbance activities;**
- 7) compliance with City Engineering comments: *(A land disturbance permit will be required for the proposed storage garage. Detention will be required for any increase in impervious area in excess of 4,000 square feet added to the site since 1984. 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); and,

- 8) **submission of revised Planned Unit Development and Planning Approval site plans to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities.**

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: Erdman Surveying

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 5, 2010

Kingswood United Methodist Church
5200 Perrin Rd.
Mobile, AL 36693

Re: Case #ZON2010-00262 (Planned Unit Development)
Kingswood United Methodist Place Subdivision
5200 Perin Road
(Northwest corner of Perin Road and Perin Court).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on March 4, 2010, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) completion of the subdivision process;**
- 2) coordination with Urban Forestry regarding frontage trees along Perin Road;**
- 3) full compliance with all other municipal codes and ordinances;**
- 4) revision of site plan to reflect corner radius dedication;**
- 5) compliance with City Engineering comments: *(A land disturbance permit will be required for the proposed storage garage. Detention will be required for any increase in impervious area in excess of 4,000 square feet added to the site since 1984. 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); and,***

Case #ZON2010-00262 (Planned Unit Development)

Kingswood United Methodist Place Subdivision

March 5, 2010

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- 6) submission of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities.**

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: Erdman Surveying

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 5, 2010

Kingwood United Methodist Church
5200 Perin Rd.
Mobile, AL 36693

Re: Case #ZON2010-00263 (Planning Approval)
Kingswood United Methodist Place Subdivision
5200 Perin Road
(Northwest corner of Perin Road and Perin Court).
Planning Approval to allow a church in an R-1, Single-Family Residential District.

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

At its meeting on March 4, 2010, the Planning Commission considered for Planning Approval the site plan to allow a church in an R-1, Single-Family Residential District.

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

- 1) completion of the subdivision process;
- 2) coordination with Urban Forestry regarding frontage trees along Perin Road;
- 3) full compliance with all other municipal codes and ordinance;
- 4) revision of site plan to reflect corner radius dedication;
- 5) compliance with City Engineering comments: *(A land disturbance permit will be required for the proposed storage garage. Detention will be required for any increase in impervious area in excess of 4,000 square feet added to the site since 1984. 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); and,*

Case #ZON2010-00263 (Planning Approval)
Kingswood United Methodist Place Subdivision
March 5, 2010
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- 6) submission of a revised Planning Approval site plan to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities.**

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: Erdman Surveying