

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

New Hope Baptist Church
172 Pecan Street
Mobile, AL 36606

**Re: Case #SUB2011-00125 (Subdivision)
New Hope Baptist Church Subdivision**

1270 & 1272 Pecan Street, 605 & 608 Live Oak Street, 1261 & 1263 Persimmon Street

(Northeast corner of Pecan Street and Live Oak Street extending to the Southeast corner of Pecan Street and Persimmon Street; and West side of Live Oak Street, 120'± South of Persimmon Street)

Number of Lots / Acres: 2 Lots / 1.1 Acre±

Engineer / Surveyor: Wattier Surveying, Inc.
Council District 2

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **street setbacks to be revised to match those of the Planned Unit Development [Live Oak – (2.5 feet existing and 8 feet new construction), Pecan – 5 feet, and Persimmon Street – 25 feet];**
- 2) **compliance with Section V.B.16. of the Subdivision Regulations at the corner of Live Oak Street and Persimmon Street and as much as practicable at Live Oak Street and Pecan Street;**
- 3) **placement of a note on the Final Plat limiting Lot 1 to one curb-cut each to Persimmon Street, Live Oak Street, and Pecan Street and Lot 2 to one curb-cut to Live Oak Street with the size, design, and exact location off all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **compliance with Engineering comments: “1. Any work performed in the existing ROW (right-of-way) will require a Right-of-Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements. 2. Any increase in impervious area in excess of 4,000 square feet will require detention. 3. Need engineer’s analysis of the**

capacity of the receiving storm system to ensure that the receiving system is capable of handling the additional flow; or provide minimum detention for the 100 year storm event with a release rate for the 2 year storm. 4. Drainage of onsite runoff from Lot 2 needs to tie into the existing drainage system on Live Oak St instead of tying into the proposed system on Lot 1. 5. At the intersection of Persimmon St and Live Oak St need to provide dedication of a minimum radius of 25', or as otherwise approved by the City Engineer. 6. Any site improvements requiring a building permit will require full compliance with City Code Chapter 57 including repairing any existing sidewalk panels and driveway curb-cuts;"

- 5) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations; and,
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species

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: Wattier Surveying Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

New Hope Baptist Church
1272 Pecan Street
Mobile, AL 36606

Re: Case #ZON2011-02682 (Planned Unit Development)

New Hope Baptist Church Subdivision

1270 & 1272 Pecan Street, 605 & 608 Live Oak Street, 1261 & 1263 Persimmon Street

(Northeast corner of Pecan Street and Live Oak Street extending to the Southeast corner of Pecan Street and Persimmon Street; and West side of Live Oak Street, 120'± South of Persimmon Street)

Planned Unit Development Approval to allow reduced side-street side yard setbacks and off-site parking.

Council District 2

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow reduced side-street side yard setbacks and off-site parking.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) removal of the existing porch located in the Pecan Street right-of-way;**
- 2) compliance with tree plantings to the greatest extent possible;**
- 3) compliance with Engineering requirements: *“1. Any work performed in the existing ROW (right-of-way) will require a Right of Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements. 2. Any increase in impervious area in excess of 4,000 square feet will require detention. 3. Need engineer’s analysis of the capacity of the receiving storm system to ensure that the receiving system is capable of handling the additional flow; or provide minimum detention for the 100 year storm event with a release rate for the 2 year storm. 4. Drainage of onsite runoff from Lot 2 needs to tie into the existing drainage system on Live Oak St instead of tying into the proposed system on Lot 1. 5. At the intersection***

New Hope Baptist Church Subdivision

December 16, 2011

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of Persimmon St and Live Oak St need to provide dedication of a minimum radius of 25', or as otherwise approved by the City Engineer. 6. Any site improvements requiring a building permit will require full compliance with City Code Chapter 57 including repairing any existing sidewalk panels and driveway curb cuts;" and,

4) 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: Wattier Surveying Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

New Hope Baptist Church
1272 Pecan Street
Mobile, AL 36606

Re: Case #ZON2011-02683 (Planning Approval)

New Hope Baptist Church Subdivision

1270 & 1272 Pecan Street, 605 & 608 Live Oak Street, 1261 & 1263 Persimmon Street

(Northeast corner of Pecan Street and Live Oak Street extending to the Southeast corner of Pecan Street and Persimmon Street; and West side of Live Oak Street, 120'± South of Persimmon Street)

Planning Approval to allow the expansion of a church and construction of an off-site parking for church use in an R-2, Two-Family Residential District.

Council District 2

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission considered for Planning Approval the site plan to allow the expansion of a church and construction of an off-site parking for church use in an R-2, Two-Family Residential District.

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

- 1) removal of the existing porch located in the Pecan Street right-of-way;**
- 2) compliance with tree plantings to the greatest extent possible;**
- 3) compliance with Engineering requirements: *"1. Any work performed in the existing ROW (right-of-way) will require a Right of Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements. 2. Any increase in impervious area in excess of 4,000 square feet will require detention. 3. Need engineer's analysis of the capacity of the receiving storm system to ensure that the receiving system is capable of handling the additional flow; or provide minimum detention for the 100 year storm event with a release rate for the 2 year storm. 4. Drainage of onsite runoff from Lot 2 needs to tie into the existing drainage system on Live Oak St instead of tying into the proposed system on Lot 1. 5. At the intersection***

New Hope Baptist Church Subdivision

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4) full compliance with all municipal codes and ordinances.

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Sincerely,

MOBILE CITY PLANNING COMMISSION

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By: _____

Richard Olsen

Deputy Director of Planning

cc: Wattier Surveying Inc.