



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 25, 2013

Redeemed Community Church
ATTN: Willie Patterson
6254 Howells Ferry Road
Mobile, AL 36618

Re: Case #SUB2013-00118 (Subdivision)
Redeemed Community Church Subdivision
6254 Howells Ferry Road
(North side of Howells Ferry Road, 500'± West of Grider Road).
1 Lot / 6.3± Acres

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

At its meeting on November 21, 2013, the Planning Commission waived Sections V.D.1 and V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the site is limited to limited to one curb cut to Howells Ferry Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) retention of the labeling of the lot size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the 30' minimum building setback line along Howells Ferry Road;
- 4) subject to the Engineering comments: *a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). c. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. d. Provide a Drainage Easement for the existing drainage ditch. Size and location to be approved by the City Engineer. e. Provide and label the POC, the POB, and the tie line in between the two points. f. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*

**Redeemed Community Church Subdivision
November 25, 2013**

- 5) subject to the Traffic Engineering comments: *[Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If approved by the Board of Zoning Adjustment, three conditions should apply: 1) Aggregate surface for driveway should not extend into the right-of-way. A city standard curb-cut is required. 2) Parking spaces should be delineated by curb stops, as spaces can not be painted on aggregate surface. 3) Handicap parking spaces, as required, must be of appropriate surface material to provide accessibility to the building, including an accessible route from the space(s) to the building.];*
- 6) subject to the 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 61-929 and City Code Chapters 57 and 64)];*
- 7) subject to the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);*
- 8) 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;
- 9) placement of a note on the Final Plat stating that the approval of all applicable Federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities; and
- 10) submission to Planning of two (2) copies each of a revised PUD and Planning Approval site plan indicating compliance with the approval conditions of those applications, and the Sidewalk Waiver decision, 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 travisz@cityofmobile.org.

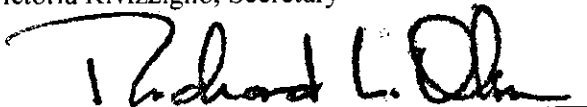
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Erdman Surveying, LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 25, 2013

Redeemed Community Church
2789 Dawes Road
Mobile, AL 36695

Re: Case #ZON2013-02593 (Planned Unit Development)
Redeemed Community Church Subdivision
6254 Howells Ferry Road
(North side of Howells Ferry Road, 500'± West of Grider Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on November 21, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) revision of the site plan to eliminate the driveway encroachment onto the Northwest corner of the adjacent residential property to the East;
- 2) revision of the site plan to include the parking requirement calculations;
- 3) revision of the site plan to indicate either bumper stops within or curbing around the parking area;
- 4) revision of the site plan to show any required handicap accessible parking;
- 5) revision of the site plan to include landscaping calculations;
- 6) revision of the site plan to include tree planting calculations, including tree credits, to be coordinated with Urban Forestry, and based upon the decision of the Board of Zoning Adjustment;
- 7) revision of the site plan to illustrate a buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site adjoins residential properties;
- 8) placement of a note on the site plan stating that lighting of the parking area and site must comply with Sections 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance, including the provision of a photometric plan;

- 9) revision of the site plan to illustrate the 30' minimum building setback line along Howells Ferry Road;
- 10) revision of the site plan to illustrate a compliant City-standard sidewalk along Howells Ferry Road, should the Sidewalk Waiver be denied;
- 11) revision of the site plan to either indicate a compliant dumpster with screening and sanitary sewer drainage connection or the placement of a note on the site plan indicating that there will be no dumpster utilized and also indicating what type of garbage collection will be utilized;
- 12) placement of a note on the site plan 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;
- 13) placement of a note on the site plan stating that the approval of all applicable Federal, state and local environmental agencies regarding wetland issues would be required prior to the issuance of any permits or land disturbance activities;
- 14) subject to 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 complete set of construction plans for any proposed site work – 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 development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.]*
- 15) subject to the Traffic Engineering comments: *[Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If approved by the Board of Zoning Adjustment, three conditions should apply: 1) Aggregate surface for driveway should not extend into the right-of-way. A city standard curb-cut is required. 2) Parking spaces should be delineated by curb stops, as spaces can not be painted on aggregate surface. 3) Handicap parking spaces, as required, must be of appropriate surface material to provide accessibility to the building, including an accessible route from the space(s) to the building.];*
- 16) subject to the 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 61-929 and City Code Chapters 57 and 64)];*
- 17) subject to the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);*

Redeemed Community Church PUD
November 25, 2013


- 18) submission to Planning of two (2) copies of a revised site plan indicating compliance with all approval conditions, and the Sidewalk Waiver decision, prior to the signing of the Final Plat; and**
- 19) 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: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 25, 2013

Redeemed Community Church
2789 Dawes Road
Mobile, AL 36695

Re: Case #ZON2013-02595 (Planning Approval)
Redeemed Community Church Subdivision
6254 Howells Ferry Road
(North side of Howells Ferry Road, 500'± West of Grider Road).
Planning Approval to allow a church in an R-1, Single-Family Residential District.

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

At its meeting on November 21, 2013, the Planning Commission considered for Planning Approval to allow a church in an R-1, Single-Family Residential District.

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

- 1) revision of the site plan to eliminate the driveway encroachment onto the Northwest corner of the adjacent residential property to the East;
- 2) revision of the site plan to include the parking requirement calculations;
- 3) revision of the site plan to indicate either bumper stops within or curbing around the parking area;
- 4) revision of the site plan to show any required handicap accessible parking;
- 5) revision of the site plan to include landscaping calculations;
- 6) revision of the site plan to include tree planting calculations, including tree credits, to be coordinated with Urban Forestry, and based upon the decision of the Board of Zoning Adjustment;
- 7) revision of the site plan to illustrate a buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site adjoins residential properties;
- 8) placement of a note on the site plan stating that lighting of the parking area and site must comply with Sections 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance, including the provision of a photometric plan;

- 9) revision of the site plan to illustrate the 30' minimum building setback line along Howells Ferry Road;
- 10) revision of the site plan to illustrate a compliant City-standard sidewalk along Howells Ferry Road, should the Sidewalk Waiver be denied;
- 11) revision of the site plan to either indicate a compliant dumpster with screening and sanitary sewer drainage connection or the placement of a note on the site plan indicating that there will be no dumpster utilized and also indicating what type of garbage collection will be utilized;
- 12) placement of a note on the site plan 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;
- 13) placement of a note on the site plan stating that the approval of all applicable Federal, state and local environmental agencies regarding wetland issues would be required prior to the issuance of any permits or land disturbance activities;
- 14) subject to 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 complete set of construction plans for any proposed site work – 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 development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.]*
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Redeemed Community Church Subdivision PA
November 25, 2013

- 17) subject to the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);*
- 18) submission to Planning of two (2) copies of a revised site plan indicating compliance with all approval conditions, and the Sidewalk Waiver decision, prior to the signing of the Final Plat; and
- 19) 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: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 25, 2013

Redeemed Community Church
2789 Dawes Road
Mobile, AL 36695

Re: **Case #ZON2013-02594 (Sidewalk Waiver)**
Redeemed Community Church Subdivision
6254 Howells Ferry Road
(North side of Howells Ferry Road, 500'± West of Grider Road).
Request to waive construction of a sidewalk along Howells Ferry Road.

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

At its meeting on November 21, 2013, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

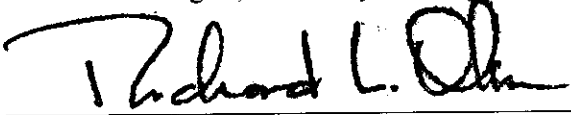
After discussion, it was decided to deny the request for a sidewalk waiver along Howells Ferry Road.

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