

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 6, 2009

Ashland Place United Methodist Church, Inc.  
15 Wisteria Avenue  
Mobile, Alabama 36607

**Re: Case #SUB2009-00011 (Subdivision)**

**Ashland Place UMC Subdivision**

5, 7, and 15 Wisteria Avenue, 2315 Old Shell Road and 2312 Dauphin Street  
(Southwest corner of Wisteria Avenue and Old Shell Road, extending to the  
North side of Dauphin Street, 160'± West of Wisteria Avenue and 380'± West of  
Wisteria Avenue).  
2 Lots / 4.2± Acres

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

At its meeting on March 5, 2009, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the April 2<sup>nd</sup> meeting, with 7 copies of the revised preliminary plat due by March 20<sup>th</sup>, so that the following revision can be made:

- 1) depiction and labeling of the 25-foot minimum building setback line from Old Shell Road and Wisteria Avenue, and depiction and labeling of the minimum building setback line along Dauphin Street so that it is 75-feet from the centerline.**

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**

March 6, 2009

Ashland Place United Methodist Church, Inc.  
15 Wisteria Avenue  
Mobile, Alabama 36607

**Re: Case #ZON2009-00349 (Planned Unit Development)**

**Ashland Place UMC Subdivision**

5, 7, and 15 Wisteria Avenue, and 2315 Old Shell Road

(Southwest corner of Wisteria Avenue and Old Shell Road, extending to the North side of Dauphin Street, 160'± West of Wisteria Avenue).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the construction of an administrative office, classroom building, outdoor patio and expanded retention pond at an existing church in an R-1, Single-Family Residential District.

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

At its meeting on March 5, 2009, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow the construction of an administrative office, classroom building, outdoor patio and expanded retention pond at an existing church in an R-1, Single-Family Residential District.

After discussion, it was decided to holdover this until the April 2<sup>nd</sup> meeting, with 7 copies of the revised site plan and statement due by March 20<sup>th</sup>, so that the following revisions can be made:

- 1) revision of the site plan (and amendment of the statement) to include information regarding existing seating in the sanctuary, size of proposed new construction, and size of all other existing structures;
- 2) revision of the site plan to depict full compliance with the tree and landscaping requirements of the Zoning Ordinance;

- 3) revision of the site plan to show only one curb-cut onto each street, or provision of justification regarding why additional curb-cuts should be allowed;
- 4) revision of the site plan to remove gravel parking area next to existing church office, or justification of its remaining, and submittal of application to Board of Adjustment for variance for gravel parking;
- 5) revision of the statement to indicate existing, proposed or anticipated use of the existing residential structures that front onto Wisteria Avenue, with detailed maintenance or demolition plan and timeline;
- 6) depiction of required setbacks, in addition to the notes placed on the site plan;
- 7) possible reconfiguration or relocation of detention facility, to provide additional buffering or screening; and
- 8) illustration of buffering where the site abuts residential properties.

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**

March 6, 2009

Ashland Place United Methodist Church, Inc.  
15 Wisteria Avenue  
Mobile, Alabama 36607

**Re: Case #ZON2009-00347 (Planning Approval)**  
**Ashland Place United Methodist Church, Inc.**  
5, 7, and 15 Wisteria Avenue, and 2315 Old Shell Road  
(Southwest corner of Wisteria Avenue and Old Shell Road, extending to the  
North side of Dauphin Street, 160'± West of Wisteria Avenue).  
Planning Approval to allow the construction of an administrative office,  
classroom building, outdoor patio and expanded retention pond at an existing  
church in an R-1, Single-Family Residential District.

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

At its meeting on March 5, 2009, the Planning Commission considered for Planning Approval the site plan to allow the construction of an administrative office, classroom building, outdoor patio and expanded retention pond at an existing church in an R-1, Single-Family Residential District.

After discussion, it was decided to holdover this plan until the April 2<sup>nd</sup> meeting, with 7 copies of the revised site plan and statement due by March 20<sup>th</sup>, so that the following revisions can be made:

- 1) revision of the site plan (and amendment of the statement) to include information regarding existing seating in the sanctuary, size of proposed new construction, and size of all other existing structures;**
- 2) revision of the site plan to depict full compliance with the tree and landscaping requirements of the Zoning Ordinance;**
- 3) revision of the site plan to show only one curb-cut onto each street, or provision of justification regarding why additional curb-cuts should be allowed;**
- 4) revision of the site plan to remove gravel parking area next to existing church office, or justification of its remaining, and submittal of application to Board of Adjustment for variance for gravel parking;**

**Ashland Place United Methodist Church, Inc.**

**March 6, 2009**

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- 5) revision of the statement to indicate existing, proposed or anticipated use of the existing residential structures that front onto Wisteria Avenue, with detailed maintenance or demolition plan and timeline;**
- 6) depiction of required setbacks, in addition to the notes placed on the site plan;**
- 7) possible reconfiguration or relocation of detention facility, to provide additional buffering or screening; and**
- 8) illustration of buffering where the site abuts residential properties.**

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.

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