



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2014

Springhill Baptist Church
2 McGregor Ave
Mobile, AL 36608

Re: 2 South McGregor Avenue

(East side of South McGregor Avenue, 100'± South of Old Shell Road, and West side of South McGregor Avenue, 295'± South of Old Shell Road).

Council District 7

SUB2014-00138

Springhill Baptist Church Subdivision

3 Lots / 11.0± Acres

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

At its meeting on November 20, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.B.2. of the subdivision regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Depiction of the minimum building setback line on the East side, for Lots 1 and 3, to be 25-feet plus the distance required to provide 40-feet from centerline from South McGregor Avenue;
- 2) Depiction of the minimum building setback line on the West side, for Lot 2, to be a minimum of 25-feet from the South McGregor Avenue right-of-way;
- 3) Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. 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. C. 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. D. Provide and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. G. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 4) **Compliance with Traffic Engineering comments** (*The site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT and 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. Any work in the City right-of-way will require a Right-of-Way permit. The permitting of the midblock crosswalk will need to include any necessary signage and striping, as well as confirmation that a crossing guard is on-site during high volume crossing periods.);*
 - 5) **Compliance with Fire 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.);*
 - 6) **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 61-929 and City Code Chapters 57 and 64).);*
 - 7) **Placement of a note on the plat / site plan** stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
 - 8) **Provision of 4 copies of the revised PUD and Planning Approval site plans** prior to or at time of Subdivision plat signing.

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 marine.karapetyan@cityofmobile.org.


Springhill Baptist Church Subdivision
November 24, 2014

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

cc: Hatch Mott Macdonald



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MOBILE CITY PLANNING COMMISSION

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Council District 7

ZON2014-02268

Springhill Baptist Church Subdivision

Planning Approval to allow an expansion of an existing church in a R-1, Single-Family Residential District.

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

At its meeting on November 20, 2014, the Planning Commission considered for Planning Approval to allow an expansion of an existing church in a R-1, Single-Family Residential District.

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

- 1) Limited to the site plan submitted, with revisions listed below;
- 2) Depiction of the minimum building setback line on the East side, for Lots 1 and 3, to be 25-feet plus the distance required to provide 40-feet from centerline from South McGregor Avenue;
- 3) Depiction of the minimum building setback line on the West side, for Lot 2, to be a minimum of 25-feet from the South McGregor Avenue right-of-way;
- 4) 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*

Springhill Baptist Church Subdivision PA
November 24, 2014

set of construction plans 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 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 proposed development must comply with all Engineering Department Policy Letters.);

- 5) *Compliance with Traffic Engineering comments (The site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT and 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. Any work in the City right-of-way will require a Right-of-Way permit. The permitting of the midblock crosswalk will need to include any necessary signage and striping, as well as confirmation that a crossing guard is on-site during high volume crossing periods.);*
- 6) *Compliance with Fire 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.);*
- 7) *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 61-929 and City Code Chapters 57 and 64).);*
- 8) *Placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;*
- 9) *Completion of the Zoning process; and*
- 10) *Provision of 4 copies of the revised PUD site plan prior to or at time of Subdivision plat signing.*

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

cc: Hatch Mott Macdonald



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MOBILE CITY PLANNING COMMISSION

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Council District 7

ZON2014-02275 (Planned Unit Development)

Springhill Baptist Church Subdivision

Planned Unit Development Approval to allow multiple buildings on multiple building sites.

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

At its meeting on November 20, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on multiple building sites.

After discussion, the Planning Commission tentatively approved the above referenced application subject to the following conditions:

- 1) **Limited to the site plan submitted, with revisions listed below;**
- 2) **Depiction of the minimum building setback line on the East side, for Lots 1 and 3, to be 25-feet plus the distance required to provide 40-feet from centerline from South McGregor Avenue;**
- 3) **Depiction of the minimum building setback line on the West side, for Lot 2, to be a minimum of 25-feet from the South McGregor Avenue right-of-way;**
- 4) **Compliance with 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 Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans 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**

Springhill Baptist Church Subdivision PUD
November 24, 2014

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.);

- 5) **Compliance with Traffic Engineering comments** (*The site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT and 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. Any work in the City right-of-way will require a Right-of-Way permit. The permitting of the midblock crosswalk will need to include any necessary signage and striping, as well as confirmation that a crossing guard is on-site during high volume crossing periods.*);
- 6) **Compliance with Fire 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.*);
- 7) **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 61-929 and City Code Chapters 57 and 64).*);
- 8) **Placement of a note on the plat / site plan** stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 9) **Completion of the Zoning process;** and
- 10) **Provision of 4 copies of the revised Planning Approval site plan** prior to or at time of Subdivision plat signing.


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

cc: Hatch Mott Macdonald



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Council District 7

ZON2014-02270 (Rezoning)

Springhill Baptist Church

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood

Business District, to R-1, Single-Family Residential District, to eliminate split zoning.

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

At its meeting on November 20, 2014, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to R-1, Single-Family Residential District, to eliminate split zoning.

After discussion, the Planning Commission approved the above referenced rezoning request, subject to the following condition:

1) Completion of the Subdivision process.

The advertising fee for this application is \$278.85. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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
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