



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 17, 2014

Asarisi & Associates, LLC
6348 Piccadilly Square Dr. STE 215
Mobile, AL 36609

Re: 345 Roosevelt Avenue
(Northeast corner of Roosevelt Avenue and Eighth Street and Northwest corner of Roosevelt Avenue and Eighth Street).
SUB2014-00118
Mobile Terrace Subdivision, Lot 1 of Resubdivision of Lots 27, 28, 29 and 30, Block 17
1 Lot / 0.2± Acre

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

At its meeting on November 6, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.B.14 and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Provision of a corner radius on the Final Plat in compliance with Section V.D.6. of the Subdivision Regulations at the northeast corner of Roosevelt Avenue and Eighth Street;**
- 2) **Revision of the lot size information and 25' minimum building setback line to reflect dedication on the Final Plat;**
- 3) **Placement of a note on the Final Plat limiting Lot 1 to 2 curb-cuts, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **Placement of a note on the Final Plat stating: *(The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***

November 17, 2014

- 5) **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. 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. B. 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. C. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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. F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 6) **Compliance with Traffic Engineering comments:** *(Lot 1 is limited to a total of two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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). The planting of frontage trees to meet the requirements of the Zoning Ordinance for the project area only, planting numbers and location to be coordinated with the Planning Staff.);*
- 8) **Compliance with 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.);*
- 9) **Submission of non-conforming documents in regards to the existing parking conditions for the site, to the Planning Division of the Urban Development Department, prior to the signing of the Final Plat; and**
- 10) **Submission of a revised PUD site plan 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 marine.karapetyan@cityofmobile.org.

Mobile Terrace Subdivision, Lot 1 of Resubdivision of Lots 27, 28, 29 and 30, Block 17

November 17, 2014

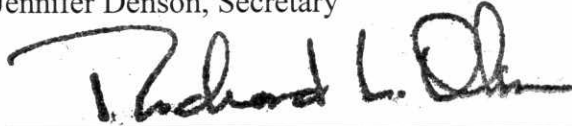
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Church of God Pentecostal C/O Floyd Langer



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 17, 2014

Asarisi & Associates, LLC
6348 Piccadilly Square Dr. STE 215
Mobile, AL 36609

Re: 345 Roosevelt Avenue

(Northeast corner of Roosevelt Avenue and Eighth Street and Northwest corner of Roosevelt Avenue and Eighth Street).

ZON2014-02016

Mobile Terrace Subdivision, Lot 1 of Resubdivision of Lots 27, 28, 29 and 30, Block 17

Planned Unit Development Approval to allow shared parking between two separate lots and waive buffer fence requirements for an existing church school in an R-1, Single-Family Residential District.

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

At its meeting on November 6, 2014, the Planning Commission considered for Planned Unit Development Approval to allow shared parking between two separate lots and waive buffer fence requirements for an existing church school in an R-1, Single-Family Residential District.

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

- 1) **Revision of the site plan to depict the provision of a corner radius at the northeast corner of Roosevelt Avenue and Eighth Street, in compliance with Section 64-4.D.1. of the Zoning Ordinance;**
- 2) **Revision of the 25' minimum building setback line on the revised site plan to reflect dedication;**
- 3) **Illustration of a bumper stop or curbing for proposed parking space;**
- 4) **Illustration of a residential buffer along all property lines adjacent to residentially used property or the submission of requests from adjacent property owners requesting that the buffer requirement be waived until requested at a future date;**
- 5) **Placement of a note on the site plan stating that any proposed privacy fencing provided as a buffer is not to exceed 3' in height within the 25' minimum building setbacks of Roosevelt Avenue and Eighth Street;**
- 6) **Retention of dumpster notes on the revised site plan;**
- 7) **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**

Mobile Terrace Subdivision, Lot 1 of Resubdivision of Lots 27, 28, 29 and 30, Block 17 PUD

November 17, 2014

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 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.);

- 8) **Compliance with Traffic Engineering comments:** *(Lot 1 is limited to a total of two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) **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). The planting of frontage trees to meet the requirements of the Zoning Ordinance for the project area only, planting numbers and location to be coordinated with the Planning Staff.);*
- 10) **Compliance with 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.);*
- 11) **Submission of a revised site plan to the Planning Division of the Urban Development Department prior to any requests for building-related or land disturbance permits;**
- 12) **Completion of the Subdivision process prior to any request for building-related or land disturbance permits;**
- 13) **Submission of a revised PUD site plan to the Planning Division of the Urban Development Department prior to the signing of the Final Plat; and**
- 14) **Full compliance with all other municipal codes and ordinances.**

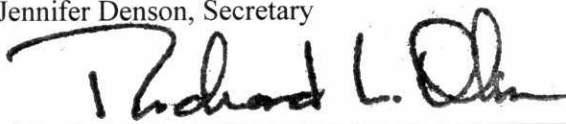
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Church of God Pentecostal C/O Floyd Langer



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 17, 2014

Asarisi & Associates, LLC
6348 Piccadilly Square Dr. STE 215
Mobile, AL 36609

Re: 345 Roosevelt Avenue
(Northeast corner of Roosevelt Avenue and Eighth Street and Northwest corner of Roosevelt Avenue and Eighth Street).
ZON2014-02077
Mobile Terrace Subdivision, Lot 1 of Resubdivision of Lots 27, 28, 29 and 30, Block 17
Planning Approval to allow an expansion of an existing church in an R-1, Single-Family Residential District.

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

At its meeting on November 6, 2014, the Planning Commission considered for Planning Approval to allow an expansion of an existing church in an R-1, Single-Family Residential District.

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

- 1) **Revision of the site plan to depict the provision of a corner radius at the northeast corner of Roosevelt Avenue and Eighth Street, in compliance with Section 64-4.D.1. of the Zoning Ordinance;**
- 2) **Revision of the 25' minimum building setback line on the revised site plan to reflect dedication;**
- 3) **Illustration of a bumper stop or curbing for proposed parking space;**
- 4) **Illustration of a residential buffer along all property lines adjacent to residentially used property or the submission of requests from adjacent property owners requesting that the buffer requirement be waived until requested at a future date;**
- 5) **Placement of a note on the site plan stating that any proposed buffer privacy fencing is not to exceed 3' in height within the 25' minimum building setbacks of Roosevelt Avenue and Eighth Street;**
- 6) **Retention of dumpster notes on the revised site plan;**
- 7) **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 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.);

- 8) Compliance with Traffic Engineering comments: *(Lot 1 is limited to a total of two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
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- 10) Compliance with 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.);*
- 11) Submission of a revised site plan to the Planning Division of the Urban Development Department prior to any requests for building-related or land disturbance permits;
- 12) Completion of the Subdivision process prior to any request for building-related or land disturbance permits;
- 13) Submission of a revised PUD site plan to the Planning Division of the Urban Development Department prior to the signing of the Final Plat; and
- 14) Full compliance with all other municipal codes and ordinances.

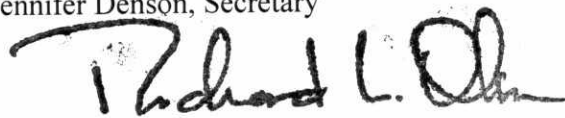
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Richard Olsen
Deputy Director of Planning

cc: Church of God Pentecostal C/O Floyd Langer



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 17, 2014

Church of God Pentecostal
345 Roosevelt Ave
Mobile, AL 36608

Re: 345 Roosevelt Avenue
(Northeast corner of Roosevelt Avenue and Eighth Street and Northwest corner of Roosevelt Avenue and Eighth Street).
ZON2014-02015
Church of God Pentecostal
Request to waive construction of a sidewalk along Roosevelt Avenue and Eighth Street.

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

At its meeting on November 6, 2014, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, the following decision was made for the above referenced sidewalk waiver request:

- 1) **waiver of the construction of a sidewalk along Roosevelt Avenue is recommended for denial; and**
- 2) **waiver of the construction of a sidewalk along Eighth Street is recommended for denial East of Roosevelt Avenue, and approval West of Roosevelt Avenue.**

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