

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 20, 2009

St. Peter Baptist Church
650 S. Bayou St.
Mobile, AL 36603

Re: Case #SUB2009-00164 (Subdivision)

St. Peter Subdivision

650 South Bayou Street

(Southwest corner of South Bayou Street and New Jersey Street, and extending to the North side of Montgomery Street and to the East side of Jefferson Street).

1 Lot / 1.5± Acre

Dear Applicant(s):

At its meeting on November 19, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Placement of a note on the Final Plat stating that the development is limited to the existing curb-cuts onto South Bayou Street, and limited to one, new curb-cut onto Montgomery Street with the size, design and location of all new or revised curb-cuts must be approved by Traffic Engineering, and should comply with AASHTO standards.**
- 2) Retention of the 25-foot setback on all street sides with the exception of Jefferson Street providing for a 20-foot setback;**
- 3) Revision of the plat with the correct legal description for parcel two;**
- 4) Submission of one copy of each of the revised Planning Approval and PUD site plans to the Planning Section prior to signing of the Final Plat; and**
- 5) Full compliance with all municipal codes and ordinances.**

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

Case #SUB2009-00164 (Subdivision)

St. Peter Subdivision

November 20, 2009

Page 2

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: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 20, 2009

St. Peter Baptist Church
650 S. Bayou St.
Mobile, AL 36603

Re: Case #ZON2009-02672 (Planned Unit Development)

St. Peter Subdivision

650 South Bayou Street

(Southwest corner of South Bayou Street and New Jersey Street and extending to the North side of Montgomery Street and to the East side of Jefferson Street).

Planned Unit Development Approval to allow multiple buildings on a single building site and offsite parking.

Dear Applicant(s):

At its meeting on November 19, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site and offsite parking.

After discussion, this application was Approved, subject to the following conditions:

- 1) Completion of the Subdivision process prior to application for building/Land Disturbance permits;**
- 2) Compliance with Urban Forestry comments (*Preservation status is to be given to the 48" Live Oak Tree located on the South side of proposed new building. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger*);**
- 3) Depiction and provision of a 6-foot high wooden privacy fence around the perimeter of the main site where it abuts existing residential development, with the exception of within 25-feet of a street right-of-way, where the fence shall not exceed 3-feet in height;**
- 4) Depiction of dumpster locations on the site plans to comply with Section 64-4.D.9 of the Zoning Ordinance and placement of a note on the site plans stating that dumpsters will be completely screened from view or placement of a note stating how garbage will be removed;**

- 5) Placement of a note on the site plan for the main site stating that lighting of parking facilities will comply with Section 64-6.A.3.c of the Zoning Ordinance;
- 6) Placement of a note on the site plan for the main site that the site will be in full compliance with screening and landscaping requirements for parking lots to comply with Section 64-6.A.3.i of the Zoning Ordinance;
- 7) Revision of the site plans with the correct legal description for parcel two and provision of the legal description of the off site parking lot;
- 8) Compliance with Engineering comments (*It appears from the City of Mobile GIS data that the property is entirely located within the X-Shaded Flood Zone. Label the lot on the plat showing the required minimum finished floor elevation (MFFE). Since the lot is located in the X-Shaded Flood Zone; add a note to the plat stating that there is to be no fill brought onto the property without the approval of the City Engineer. Need to provide documentation if claiming historical credit for detention. Must comply with all other storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Any damaged sidewalk sections or damaged driveway aprons in the ROW are required to be replaced*);
- 9) Placement of a note on the site plans stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development Approval prior to the issuance of any permits; and
- 10) Full compliance with all other municipal codes and ordinances, and the obtaining of the appropriate permits.

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: Frank A. Dagley & Assoc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 20, 2009

St. Peter Baptist Church
650 S. Bayou St.
Mobile, AL 36603

Re: Case #ZON2009-02671 (Planning Approval)

St. Peter Subdivision

650 South Bayou Street

(Southwest corner of South Bayou Street and New Jersey Street and extending to the North side of Montgomery Street and to the East side of Jefferson Street).

Planning Approval to allow the expansion of a church in an R-2, Two-Family Residential District and offsite parking in an R-1, Single-Family Residential District.

Dear Property Owner(s):

At its meeting on November 19, 2009, the Planning Commission considered for Planning Approval the site plan to allow the expansion of a church in an R-2, Two-Family Residential District and offsite parking 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) Completion of the Subdivision process prior to application for building/Land Disturbance permits;**
- 2) Compliance with Urban Forestry comments (*Preservation status is to be given to the 48" Live Oak Tree located on the South side of proposed new building. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger*);**
- 3) Depiction and provision of a 6-foot high wooden privacy fence around the perimeter of the main site where it abuts existing residential development, with the exception of within 25-feet of a street right-of-way, where the fence shall not exceed 3-feet in height;**
- 4) Depiction of dumpster locations on the site plans to comply with Section 64-4.D.9 of the Zoning Ordinance and placement of a note on the site plans stating that dumpsters will be completely screened from view or placement of a note stating how garbage will be removed;**

- 5) Placement of a note on the site plan for the main site stating that lighting of parking facilities will comply with Section 64-6.A.3.c of the Zoning Ordinance;
- 6) Placement of a note on the site plan for the main site that the site will be in full compliance with screening and landscaping requirements for parking lots to comply with Section 64-6.A.3.i of the Zoning Ordinance;
- 7) Revision of the site plans with the correct legal description for parcel two and provision of the legal description of the off site parking lot;
- 8) Compliance with Engineering comments (*It appears from the City of Mobile GIS data that the property is entirely located within the X-Shaded Flood Zone. Label the lot on the plat showing the required minimum finished floor elevation (MFFE). Since the lot is located in the X-Shaded Flood Zone; add a note to the plat stating that there is to be no fill brought onto the property without the approval of the City Engineer. Need to provide documentation if claiming historical credit for detention. Must comply with all other storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Any damaged sidewalk sections or damaged driveway aprons in the ROW are required to be replaced*);
- 9) Placement of a note on the site plans stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development Approval prior to the issuance of any permits; and
- 10) Full compliance with all other municipal codes and ordinances, and the obtaining of the appropriate permits.

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: Frank A. Dagley & Assoc.