

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2012

Pleasant View Baptist Church
1517 Katye Street
Mobile, AL 36617

Re: Case #ZON2012-00857 (Planned Unit Development)
Pleasant View Baptist Church
1517 Katye Street
(West side of Katye Street, 120'± South of Bank Avenue extending to the East side of Ruby Street, 190'± South of Bank Avenue)
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 1

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission considered for Planned Unit Development the site plan 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) **compliance with Engineering comments:** *“1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. 2. The proposed development will need to be in conformance with the Stormwater Management and Flood Control Ordinance. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;”*
- 2) **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;”*
- 3) **compliance with Traffic Engineering comments:** *“Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;”*
- 4) **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;)”*
- 5) **revision of the site plan to depict curbing and/or bumper stops for all parking and circulation areas in order to protect adjacent landscape and sidewalk areas;**

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- 6) revision of the site plan to provide appropriately marked access aisles for all proposed handicap parking spaces, in accordance with Americans with Disability Act and/or 2009 International Building Code requirements;
- 7) placement of a note on the site plan 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;
- 8) waiver of Section 64-4.D.1. of the Zoning Ordinance and placement of a note on the site plan to state that a fence or protection buffer strip along the perimeters of the site to be developed, in accordance with Section 64-4.D.1. will be provided if requested by an adjacent property owner in the future;
- 9) removal of all existing exterior light fixtures that do not comply with the requirements of the Zoning Ordinance, and placement of a note on the site plan stating that the site and parking area will be illuminated in accordance with the requirements of Section 64-4.A.2. and Section 64-6.A.3.c. of the Zoning Ordinance;
- 10) revision of the site plan and the tree and landscape calculations to depict full compliance for the developed portion of the site only;
- 11) use of live oaks only where frontage trees are planted within 15-feet of overhead utilities;
- 12) if a dumpster will be used on the site, the location of the storage area for the dumpster must be indicated on the site plan, and the location and required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations, including a connection to sanitary sewer;
- 13) identification of any exterior HVAC or generator units on the site plan, and placement of such so that they will meet required building setbacks;
- 14) waiver of Section 64-6.A.3.i. of the Zoning Ordinance, and placement of a note on the site plan to state that parking area screening along Katye Street (3-foot tall evergreen hedge), in accordance with Section 64-6.A.3.i. will be provided if requested by an effected property owner in the future;
- 15) placement of a label along the Ruby Street frontage stating that a sidewalk will be provided when that portion of the site is developed;
- 16) revision of the dimensions and right-of-way widths on the site plan to accurately reflect right-of-way dedication as indicated on the recorded plat;
- 17) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 18) provision of a revised PUD site plan to the Planning Section of Urban Development 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: Frank A. Dagley and Associates

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April 20, 2012

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1517 Katye Street
Mobile, AL 36617

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Pleasant View Baptist Church

1517 Katye Street

(West side of Katye Street, 120'± South of Bank Avenue extending to the East side of Ruby Street, 190'± South of Bank Avenue).

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

Council District 1

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission considered for Planning Approval the site plan to allow expansion of an existing 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) **compliance with Engineering comments:** *“1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. 2. The proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;”*
- 2) **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;”*
- 3) **compliance with Traffic Engineering comments:** *“Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;”*
- 4) **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;)”*

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- 5) revision of the site plan to depict curbing and/or bumper stops for all parking and circulation areas in order to protect adjacent landscape and sidewalk areas;
- 6) revision of the site plan to provide appropriately marked access aisles for all proposed handicap parking spaces, in accordance with Americans with Disability Act and/or 2009 International Building Code requirements;
- 7) placement of a note on the site plan 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;
- 8) waiver of Section 64-4.D.1. of the Zoning Ordinance and placement of a note on the site plan to state that a fence or protection buffer strip along the perimeters of the site to be developed, in accordance with Section 64-4.D.1. will be provided if requested by an adjacent property owner in the future;
- 9) removal of all existing exterior light fixtures that do not comply with the requirements of the Zoning Ordinance, and placement of a note on the site plan stating that the site and parking area will be illuminated in accordance with the requirements of Section 64-4.A.2. and Section 64-6.A.3.c. of the Zoning Ordinance;
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- 15) placement of a label along the Ruby Street frontage stating that a sidewalk will be provided when that portion of the site is developed;
- 16) revision of the dimensions and right-of-way widths on the site plan to accurately reflect right-of-way dedication as indicated on the recorded plat;
- 17) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 18) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat; and,
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