

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 8, 2010

Gospel Lighthouse Holiness Church
P.O. Box 77
Wilmer, AL 36587

**Re: SUB2009-00182 (Subdivision)
Gospel Lighthouse Subdivision**

7727 Old Shell Road

(South side of Old Shell Road, extending from Fifth Avenue [unopened public right-of-way] to Harding Boulevard [unopened public right-of-way].

1 Lot / 1.1± Acre

Dear Applicant(s):

At its meeting on January 7, 2010, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **in lieu of dedication, depiction, and labeling of a 30' minimum building setback line for 5th Avenue, reflecting possible dedication (5' possible dedication, plus 25' setback);**
- 2) **depiction and labeling of the 25' minimum building setback line for Old Shell Road and Harding Boulevard;**
- 3) **placement of a note on the final plat stating that the subdivision is limited to the existing curb cut to Old Shell Road and limited to one curb-cut to 5th Avenue and Harding Boulevard, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **labeling of the minimum and maximum right-of-way widths for Old Shell Road;**
- 5) **placement of a note stating that if and when 5th Avenue and Harding Boulevard are constructed, adequate radii, in compliance with Section V.B.16. of the Subdivision Regulations, will be provided;**
- 6) **labeling of the lot with its size in square feet, or the provision a table on the plat with the same information;**
- 7) **placement of a note on the plat stating that the site will be developed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,**
- 8) **full compliance with all other municipal codes and ordinances.**

SUB2009-00182 (Subdivision)
Gospel Lighthouse Subdivision
January 8, 2010
Page 2

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 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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 8, 2010

Gospel Lighthouse Holiness Church
P.O. Box 77
Wilmer, AL 36587

Re: Case #ZON2009-03033 (Planning Approval)

Gospel Lighthouse Holiness Church

7727 Old Shell Road

(South side of Old Shell Road, extending from Fifth Avenue [unopened public right-of-way] to Harding Boulevard [unopened public right-of-way].

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

Dear Applicant(s):

At its meeting on January 7, 2010, the Planning Commission considered for Planning Approval the site plan to allow a parking lot expansion for an existing church in an R-1, Single-Family Residential District.

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

- 1) in lieu of dedication, depiction, and labeling of a 30' minimum building setback line for 5th Avenue, reflecting possible dedication (5' possible dedication, plus 25' setback);**
- 2) depiction and labeling of the 25' minimum building setback line for Old Shell Road and Harding Boulevard;**
- 3) placement of a note on the site plan stating that if and when 5th Avenue and Harding Boulevard are constructed, adequate radii, in compliance with Section V.B.16. of the Subdivision Regulations, will be provided;**
- 4) labeling of the minimum and maximum right-of-way widths for Old Shell Road;**
- 5) retention of trees and landscaping for the proposed parking area, to bring that portion of the site into compliance with the requirements of the Zoning Ordinance;**
- 6) provision of buffering for residentially zoned properties adjacent to the site, including shielding and directing lighting of parking facilities away from those residentially zoned properties;**

Gospel Lighthouse Holiness Church

January 8, 2010

Page 2

- 7) provision of a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance or placement of a note indicating how waste will be removed;
- 8) revision of the site plan to illustrate a sidewalk along Old Shell Road or request a waiver;
- 9) placement of a note on the site plan stating that if 5th Avenue and Harding Boulevard are ever developed, sidewalks will be constructed, or waivers will be requested;
- 10) placement of a note on the site plan stating that the site will be developed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 11) provision of a revised Planning Approval site plan to the Planning Section of Urban Development;
- 12) Compliance with Engineering Comments: *Detention will be required for any impervious area added to the site in excess of 4,000 square feet. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit;* and,
- 13) full compliance with all other municipal codes and ordinances, and the obtaining of the appropriate permits for fences.

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