



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 13, 2015

Prayer Tabernacle Early Church of Jesus Christ, Inc.
1223 Mobile Street
Mobile, AL 36610

Re: 1223 Mobile Street
(West side of Mobile Street extending to the East side of Jessie Street, 240'± South of Main Street).
Council District 1
ZON2015-01433 (Planned Unit Development)
Prayer Tabernacle Early Church of Jesus Christ, Inc.

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

At its meeting on July 9, 2015, the Planning Commission considered for Planned Unit Development Approval to allow a multiple buildings on a single building site.

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

- 1) retention of the 25' minimum building setback lines along Mobile Street and Jessie Street;
- 2) retention of all notes on any revised plans;
- 3) retention of the 3' wooden privacy fence from the right-of-way line back to the 25' minimum building setback lines;
- 4) retention of the 6' wooden privacy fence from the 25' minimum building setback line along the property lines;
- 5) retention of the total landscaping calculations;
- 6) revision of the perimeter tree credit calculations;
- 7) provision of information regarding the seating capacity of the existing sanctuary;
- 8) 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 set of construction plans***

Prayer Tabernacle Early Church of Jesus Christ, Inc. PUD
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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 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”;


- 9) compliance with Traffic Engineering comments: *“Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.”;*
- 10) 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). Preservation status is to be given to the 60” Live Oak Tree located on the South side of Lot A. 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.”;*
- 11) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.”*
- 12) provision of a revised site plan to the Planning Division prior to any submission for Land Disturbance or building permits; and
- 13) 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

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Haidt Land Surveying



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Prayer Tabernacle Early Church of Jesus Christ
1223 Mobile Street
Mobile, AL 36610

Re: 1223 Mobile Street
(West side of Mobile Street extending to the East side of Jessie Street, 240'± South of Main Street).
Council District 1
ZON2015-01434 (Planning Approval)
Prayer Tabernacle Early Church of Jesus Christ, Inc.

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

At its meeting on July 9, 2015, the Planning Commission considered a request for Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District.

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

- 1) retention of the 25' minimum building setback lines along Mobile Street and Jessie Street;
- 2) retention of all notes on any revised plans;
- 3) retention of the 3' wooden privacy fence from the right-of-way line back to the 25' minimum building setback lines;
- 4) retention of the 6' wooden privacy fence from the 25' minimum building setback line along the property lines;
- 5) retention of the total landscaping calculations;
- 6) revision of the perimeter tree credit calculations;
- 7) provision of information regarding the seating capacity of the existing sanctuary;
- 8) 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*

Prayer Tabernacle Early Church of Jesus Christ, Inc. PA
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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 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”;

- 9) **compliance with Traffic Engineering comments:** “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.”;
- 10) **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). Preservation status is to be given to the 60” Live Oak Tree located on the South side of Lot A. 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.”; and
- 11) **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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.”
- 12) **provision of a revised site plan to the Planning Division prior to any submission for Land Disturbance or building permits; and**
- 13) **full compliance with all municipal codes and ordinances.**

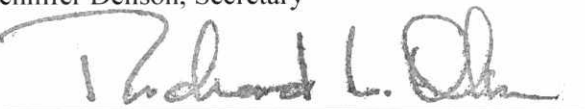
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

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Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Haidt Land Surveying