

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 7, 2010

Apostolic Overcoming Holy Church of God
2257 St. Stephens Rd.
Mobile, Al 36617

Re: Case #SUB2010-00052 (Subdivision)
Apostolic Overcoming Holy Church of God Subdivision
Northeast corner of Dickens Avenue and St Stephens Road.
1 Lot / 0.4± Acre

Dear Applicant(s):

At its meeting on May 6, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) revision of the plat to reflect Engineering comments: *(Need to dedicate to the City a radius of 25' at the corner of Dickens Avenue & St Stephens Rd. Must comply with all stormwater and flood control ordinances. The construction of any new dumpster pads will require connection to sanitary sewer, cannot discharge to storm sewer. Any work performed in the right-of-way will require a right-of-way permit.)*;**
- 2) revision of the area of the lot to reflect required dedication;**
- 3) revision of the minimum 25-foot building setback line to reflect dedication; and,**
- 4) placement of a note on the plat stating that the lot is limited to one curb-cut onto St. Stephens Road, with the size, design, and location to be approved by Traffic Engineering and ALDOT, and to conform with AASHTO standards.**

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.

Case #SUB2010-00052 (Subdivision)

Apostolic Overcoming Holy Church of God Subdivision

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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: Byrd Surveying

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 7, 2010

Apostolic Overcoming Holy Church of God
2257 St. Stephens Rd.
Mobile, AL 36617

Re: Case #ZON2010-00976 (Planned Unit Development)
Apostolic Overcoming Holy Church of God
2257 St. Stephens Road
(Southwest corner of St. Stephens Road and Allison Street; extending to the
Northwest corner of St. Stephens Road and Vetter Street).
Planned Unit Development Approval to allow multiple buildings on a single
building site.

Dear Applicant(s):

At its meeting on May 6, 2010, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) compliance with the Variances granted by the Board of Zoning Adjustment on May 3, 2010;**
- 2) revision of the parking layout to meet the requirements of Traffic Engineering, including the closing of curb-cuts, and to ensure that parking circulation minimizes traffic conflicts as discussed in the report;**
- 3) consult with Traffic Engineering and ALDOT to determine if the delineation of crosswalks is possible across St. Stephens Road, and revision of the site plan to depict crosswalks if determined feasible;**
- 4) revision of the site plan to reflect Engineering comments: *(Need to dedicate to the City a radius of 25' at the corner of Dickens Avenue & St Stephens Rd. Must comply with all stormwater and flood control ordinances. The construction of any new dumpster pads will require connection to sanitary sewer, cannot discharge to storm sewer. Any work performed in the right-of-way will require a right-of-way permit.);***

- 5) revision of the site plan to depict a 6-foot high wooden privacy fence where the site abuts residentially-zoned property, except within the 25-foot street-side setback, where the fence shall only be 3-feet in height;
- 6) revision of the site plan to depict and quantify tree and landscape compliance for each site separately, including the identification of existing trees from the previously approved tree and landscape plan;
- 7) revision of the site plan to indicate if a dumpster will be provided;
- 8) revision of the site plan to comply with the lighting requirements of Section 64-6.A.3.c. of the Zoning Ordinance, and placement of the following as a note on the site plan: *“lighting shall be provided and maintained during the operation of the parking area, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.”*; and,
- 9) submission of a new application to the Board of Zoning Adjustment to address parking ratio deficits, and tree / landscape deficits if applicable, that will occur due to required site redesign.

Please note that a revised PUD site plan reflecting the above conditions must be submitted to the Planning Section of Urban Development prior to any application for land disturbance or building 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: Joseph Cleveland