



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

CORRECTED

LETTER OF DECISION

June 24, 2015

South Central Conference Association
Of Seventh Day Adventist
P.O. Box 1491
Mobile, AL 36633

Re: 2008 Dr. Martin Luther King Jr. Avenue and Martin Court
(Northeast corner of Dr. Martin Luther King Jr. Avenue).
Council District 2
SUB2014-00148 (Subdivision)
Emmanuel Subdivision
1 Lot / 0.3± Acres

At its meeting on January 15, 2015, the Planning Commission considered the revision of the subdivision to one lot, and approved it as revised.

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

- 1) **Provision of a corner radius in compliance with Section V.D.6. of the Subdivision Regulations at the northeast corner of Dr. Martin Luther King, Jr. Avenue and Martin Court;**
- 2) **Depiction of the lot size information in square feet and acres on the Final Plat to reflect dedication;**
- 3) **Revision of the 25' minimum building setback line on the Final Plat to reflect dedication;**
- 4) **Placement of a note on the Final Plat stating that the proposed lot is denied access to Dr. Martin Luther King, Jr. Avenue and limited to one (1) curb-cut to Martin Court, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **Placement of a note on the Final Plat stating: *(Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***
- 6) **Compliance with Engineering Comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and***

signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #70) each lot will receive historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. Add a note to the Plat stating that 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. E. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. L. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 7) Compliance with Traffic Engineering Comments: (Lot 1 is limited to one curb cut to Martin Court, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) 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).);*
- 9) Compliance with Fire Department 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. Fire hydrant access to be across the street, as approved by Fire.); and*
- 10) Completion of the Subdivision process prior any requests for Land Disturbance.*

Emmanuel Subdivision

June 1, 2015

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 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 marine.karapetyan@cityofmobile.org.

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: Frank A. Dagley & Associates, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

CORRECTED

LETTER OF DECISION

January 26, 2015

South Central Conference Association
Of Seventh Day Adventist
P.O. Box 1491
Mobile, AL 36633

Re: 2000 and 2008 Dr. Martin Luther King Jr. Avenue
(Northeast and Southeast corners of Dr. Martin Luther King Jr. Avenue extending to the West side of Vine Street).
Council District 2
ZON2014-02489 (Planning Approval)
Emmanuel Subdivision
Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church school in an R-1, Single-Family Residential District.

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

At its meeting on January 15, 2015, the Planning Commission considered for Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church school in an R-1, Single-Family Residential District

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

- 1) **The temporary building to be removed from corner lot by January 2018, or a new Planning Approval and full PUD application must be submitted by the end of January 2018;**
- 2) **Provision of a corner radius Illustration of all proposed trees on the revised site plan;**
- 3) **Placement of a note on the site plan stating that proposed privacy fencing is not to exceed 3' in height within the 25' minimum building setbacks of Martin Court and Dr. Martin Luther King, Jr. Avenue;**
- 4) **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 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 proposed development must comply with all Engineering Department Policy Letters.);


- 5) *Compliance with Traffic Engineering Comments: (Lot 1 is limited to one curb cut to Martin Court, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Based on its existing development, the church lot is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 6) *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).);*
- 7) *Compliance with Fire Department 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. Fire hydrant access to be across the street, as approved by Fire.);*
- 8) **Completion of the Subdivision process prior to any request for building-related or land disturbance permits;**
- 9) **Submission of a revised site plan to the Planning Division of the Urban Development Department prior to the signing of the Final Plat and any requests for building-related or land disturbance permits; and**
- 10) **Full compliance with all other 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: Frank A. Dagley & Associates, Inc.