

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 8, 2010

Ashland Place United Methodist Church  
15 Wisteria Ave.  
Mobile, AL 36607

**Re: Case #SUB2010-00110 (Subdivision)**  
**Ashland Place UMC Subdivision 2**  
5, 7 and 15 Wisteria Avenue and 2315 Old Shell Road  
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the  
North side of Dauphin Street, 160'+ West of Wisteria Avenue).  
3 Lot / 4.56 ± Acre

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) placement of a note on the final plat stating that Lot 1 is limited to the curb-cuts depicted on approved PUD and Planning Approval site plans;**
- 2) placement of a note on the final plat stating that Lots 2 and 3 are limited to the existing single curb-cut each, with any changes to the size, design and location of the curb-cuts to be approved by Traffic Engineering and to comply with AASHTO standards, if modified;**
- 3) submission of a revised Planning Approval and Planned Unit Development site plan (1 of each) prior to the signing of the final plat; and,**
- 4) recording of the final plat prior to the obtaining of the necessary permits to build any new required buffer fences, and prior to any application for Land Disturbance permits to remove the driveway on Lot 1.**

**Case #SUB2010-00110 (Subdivision)**

**Ashland Place UMC Subdivision 2**

**October 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](mailto: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: L. McDavid

P. Jernigan

Wattier Surveying

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 8, 2010

Ashland Place United Methodist Church  
15 Wisteria Avenue  
Mobile, AL 36607

**Re: Case #ZON2010-02270 (Planned Unit Development)**  
**Ashland Place UMC Subdivision 2**  
5, 7 and 15 Wisteria Avenue and 2315 Old Shell Road  
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the  
North side of Dauphin Street, 160'+ West of Wisteria Avenue).  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development Approval to modify property boundaries.

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development Approval to modify property boundaries.

**After discussion, this application was approved, subject to the following conditions:**

- 1) revision of the site plan to depict compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance, including depiction of the full width of existing tree canopies that overhang street frontage areas, and provision of information regarding total landscape area and required front landscape area;**
- 2) depiction and provision of a 6-foot high wooden privacy fence along all boundaries where the site abuts adjacent residences (with the exception of Lot 2), except within the minimum building setback along Wisteria Avenue and Old Shell Road, where the fence shall only be 3-feet in height, and the obtaining of permits to build any required new sections of fence;**
- 3) depiction of the tree buffering between the detention facility and the residential properties to the South, as part of compliance with condition # 1;**
- 4) revision of the site plan to show correct dimensions and bearings for all boundary segments;**

**Case #ZON2010-02270 (Planned Unit Development)**

**Ashland Place UMC Subdivision 2**

**October 8, 2010**

**Page 2**

- 5) application and receipt of a Land Disturbance permit, after the recording of the final plat, for the removal of the driveway paving, to include the submission of a new tree and landscape plan for the site; and,
- 6) provision of a revised Planned Unit Development site plan prior to the signing of the final plat.

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: Wattier Surveying

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 8, 2010

Ashland Place United Methodist Church  
15 Wisteria Avenue  
Mobile, AL 36607

**Re: Case #ZON2010-02271 (Planning Approval)**

**Ashland Place UMC Subdivision 2**

5, 7 and 15 Wisteria Avenue and 2315 Old Shell Road  
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of Dauphin Street, 160'+ West of Wisteria Avenue).  
Planning Approval to amend a previously approved Planning Approval to modify property boundaries at an existing church school in an R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval to modify property boundaries at an existing church school in an R-1, Single-Family Residential District.

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

- 1) revision of the site plan to depict compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance, including depiction of the full width of existing tree canopies that overhang street frontage areas, and provision of information regarding total landscape area and required front landscape area;**
- 2) depiction and provision of a 6-foot high wooden privacy fence along all boundaries where the site abuts adjacent residences (with the exception of Lot 2), except within the minimum building setback along Wisteria Avenue and Old Shell Road, where the fence shall only be 3-feet in height, and the obtaining of permits to build any required new sections of fence;**
- 3) depiction of the tree buffering between the detention facility and the residential properties to the South, as part of compliance with condition # 1;**

- 4) revision of the site plan to show correct dimensions and bearings for all boundary segments;
- 5) application and receipt of a Land Disturbance permit, after the recording of the final plat, for the removal of the driveway paving, to include the submission of a new tree and landscape plan for the site;
- 6) no future use of residential structure on Old Shell Road without new Planning Approval, and any future non single-family residential use subject to full compliance with all applicable Building and Fire Codes; and,
- 7) provision of a revised Planning Approval site plan prior to the signing of the final plat.

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: Wattier Surveying