

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2008

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

Re: Case #SUB2008-00143 (Subdivision)

APUMC Subdivision

5, 7 and 15 Wisteria Avenue, 2315 Old Shell Road, 2312, and 2314 Dauphin Street

(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the North side of Dauphin Street, 160'± West of Wisteria Avenue, and 380'± West of Wisteria Avenue).

3 Lots / 4.6± Acres

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

At its meeting on July 10, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that Lot 1 is limited to one curb-cut to each road frontage (Old Shell Road, Wisteria Avenue, and Dauphin Street), with other curb-cuts to be removed and landscaped to match existing (with appropriate permits), and that Lots 2 and 3 are limited to one existing curb-cut each, with the size, location and design of all curb-cuts to conform to AASHTO standards and to be approved by the Traffic Engineering Department;**
- 2) **provision of a buffer in compliance with Section V.A.7. of the Subdivision Regulations, where Lot 1 abuts residential uses;**
- 3) **depiction and labeling of the 25-foot minimum building setback line from Old Shell Road and Wisteria Avenue, and depiction and labeling of the minimum building setback line along Dauphin Street so that it is 75-feet from the centerline;**

- 4) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement, a private drainage easement or providing detention for a 100 year storm event with a two year release rate per the revised COM Storm Water Ordinance. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.*);
- 5) revision of the plat to depict correct street names;
- 6) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 7) provision of a revised Planning Approval and PUD site plan (one copy of each) prior to the signing of the final plat.

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 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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Wattier Surveying, Inc.
Lawrence McDavid

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2008

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

Re: Case #ZON2008-01590 (Planned Unit Development)

APUMC Subdivision

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 to allow the expansion of an existing church to include church office parking and expanded green space.

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

At its meeting on July 10, 2008, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow the expansion of an existing church to include church office parking and expanded green space.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) limited to the site plan submitted, and the following revisions;**
- 2) provision, depiction and labeling of a 6-foot high wooden privacy fence where the site abuts residential uses, with appropriate permits;**
- 3) Lot 1 is limited to one curb-cut to each road frontage (Old Shell Road, Wisteria Avenue, and Dauphin Street), with other curb-cuts to be removed and landscaped to match existing (with appropriate permits);**
- 4) Submission and approval of Planning Approval and Planned Unit Development Approval applications PRIOR to demolition of any of the two residential structures, plan to illustrate immediate planned use;**

- 5) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement, a private drainage easement or providing detention for a 100 year storm event with a two year release rate per the revised COM Storm Water Ordinance. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.*);
- 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) depiction and labeling of the 25-foot minimum building setback line along the Old Shell Road and Wisteria Avenue frontages, and depiction of the setback line as 75-feet from the centerline along the Dauphin Street frontage;
- 8) revision of the site plan to depict correct street names;
- 9) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat;
- 10) completion of the Subdivision process prior to any future applications to the Planning Commission; and
- 11) 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

Mr. William DeMouy, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2008

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

Re: Case #ZON2008-01593 (Planning Approval)

APUMC Subdivision

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 allow expanded parking and green space for an existing church in an R-1, Single-Family Residential District.

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

At its meeting on July 10, 2008, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval to allow expanded parking and green space for an existing church in an R-1, Single-Family Residential District.

After discussion, it was decided to approve this plan subject to the following condition:

- 1) limited to the site plan submitted, and the following revisions;**
- 2) provision, depiction and labeling of a 6-foot high wooden privacy fence where the site abuts residential uses, with appropriate permits;**
- 3) Lot 1 is limited to one curb-cut to each road frontage (Old Shell Road, Wisteria Avenue, and Dauphin Street), with other curb-cuts to be removed and landscaped to match existing (with appropriate permits);**
- 4) Submission and approval of Planning Approval and Planned Unit Development Approval applications PRIOR to demolition of any of the two residential structures, plan to illustrate immediate planned use;**

- 5) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement, a private drainage easement or providing detention for a 100 year storm event with a two year release rate per the revised COM Storm Water Ordinance. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.*);
- 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) depiction and labeling of the 25-foot minimum building setback line along the Old Shell Road and Wisteria Avenue frontages, and depiction of the setback line as 75-feet from the centerline along the Dauphin Street frontage;
- 8) revision of the site plan to depict correct street names;
- 9) provision of a revised Planning Approval site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat;
- 10) completion of the Subdivision process prior to any future applications to the Planning Commission; and
- 11) 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

Mr. William DeMouy, Secretary

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Richard Olsen

Deputy Director of Planning