



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

January 4, 2013

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Forest Hill Church of God
5508 Moffett Road
Mobile, Alabama 36618

Re: Case #ZON2012-02873 (Planned Unit Development)

Forest Hill Church of God

5508, 5512, 5468 and 5462 Moffett Road and 1850 and 1856 Forest Oaks Drive (Southeast corner of Moffett Road and Forest Oaks Drive at the East terminus of Howells Ferry Road, extending to the West terminus of Colonial Circle West) Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple lots

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow shared access and parking between multiple lots.

After discussion, it was decided to holdover this application until the March 7th meeting, with the following revisions due by February 1st:

- 1) revision of the site plan to accurately reflect the existing building footprints;
- 2) revision of the site plan to eliminate use of Lot 13, Colonial Oaks, Second Unit for any non-residential activity;
- 3) revision of the site plan to accurately indicate the right-of-way width of Moffett Road;
- 4) revision of the site plan to depict the 25-foot minimum building setback line from Moffett Road, to account for any possible future dedication necessary to provide 50-feet from centerline;
- 5) revision of the site plan to depict full compliance with the tree and landscaping requirements of the Zoning Ordinance for the new parking area, including the provision of calculations and the indication of existing and proposed trees;

- 6) revision of the site plan to ensure that privacy fencing is also provided within the 25-foot minimum building setback along Moffett Road, but that it is no higher than 3 feet in the setback area;
- 7) revision of the site plan to remove the 6-foot wooden privacy fence from the 25-foot minimum building setback along Colonial Circle West, so that it is no closer than the setback line to the right-of-way;
- 8) revision of the site plan to reflect Engineering comments (*1) Any work, including grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping performed in the existing Moffett Road ROW will require both an ALDOT Permit and a City of Mobile ROW Permit. The City ROW permit may be obtained 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) Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3) An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit. 4) Access should be denied to Colonial Circle W. unless specifically allowed by the Planning Commission. 5) Sidewalk along Moffett Road shall be extended to the east property line.*); and
- 9) revision of the site plan to reflect Traffic Engineering comments (*Moffett Road is a state maintained roadway. Driveway number, size, location and design to be approved by ALDOT (Moffett Road) and Traffic Engineering and conform to AASHTO standards. No additional curb-cuts are illustrated on the site plan; however the existing driveways for the proposed lots should be closed. An ALDOT right-of-way permit, in addition to city permits, will be necessary.*).

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: A Peterson Company – Land Use Consulting



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CITY CLERK
LISA C. LAMBERT

Forest Hill Church of God
5508 Moffett Road
Mobile, Alabama 36618

Re: Case #ZON2012-02874 (Planning Approval)

Forest Hill Church of God

5508, 5512, 5468 and 5462 Moffett Road and 1850 and 1856 Forest Oaks Drive (Southeast corner of Moffett Road and Forest Oaks Drive at the East terminus of Howells Ferry Road, extending to the West terminus of Colonial Circle West) Planning Approval to amend a previously approved Planning Approval to allow an expansion of church parking in an R-1, Single-Family Residential District

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval to allow an expansion of church parking in an R-1, Single-Family Residential District.

After discussion, it was decided to holdover this application until the March 7th meeting, with the following revisions due by February 1st:

- 1) revision of the site plan to accurately reflect the existing building footprints;
- 2) revision of the site plan to eliminate use of Lot 13, Colonial Oaks, Second Unit for any non-residential activity;
- 3) revision of the site plan to accurately indicate the right-of-way width of Moffett Road;
- 4) revision of the site plan to depict the 25-foot minimum building setback line from Moffett Road, to account for any possible future dedication necessary to provide 50-feet from centerline;
- 5) revision of the site plan to depict full compliance with the tree and landscaping requirements of the Zoning Ordinance for the new parking area, including the provision of calculations and the indication of existing and proposed trees;

- 6) revision of the site plan to ensure that privacy fencing is also provided within the 25-foot minimum building setback along Moffett Road, but that it is no higher than 3 feet in the setback area;
- 7) revision of the site plan to remove the 6-foot wooden privacy fence from the 25-foot minimum building setback along Colonial Circle West, so that it is no closer than the setback line to the right-of-way;
- 8) revision of the site plan to reflect Engineering comments (1) Any work, including grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping performed in the existing Moffett Road ROW will require both an ALDOT Permit and a City of Mobile ROW Permit. The City ROW permit may be obtained 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) Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3) An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit. 4) Access should be denied to Colonial Circle W. unless specifically allowed by the Planning Commission. 5) Sidewalk along Moffett Road shall be extended to the east property line.); and
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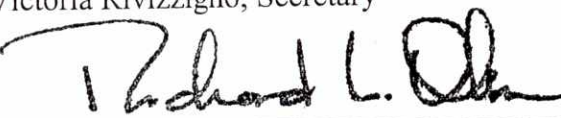
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

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