

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 4, 2008

The Christian Bible Teaching Church
1809 Duncan Street
Mobile, AL 36606

Re: Case #SUB2007-00296
The Christian Bible Teaching Church Subdivision
1805 Duncan Street
(South side of Duncan Street, 70'± East of Houston Street).
1 Lot / 0.3± Acre

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

At its meeting on April 3, 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, at the time of improvements to either lot, the size, location and design of all curb cuts are to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **placement of a note on the final plat stating that, at the time of proposed improvements to either lot, a Planned Unit Development application including both lots will be required to be submitted to Urban Development;**
- 3) **illustration of the 25' minimum building setback line along Houston Street and Duncan Street;**
- 4) **dedication of a 25' corner radius curve at the corner of Houston Street and Duncan Street;**
- 5) **labeling of each lot with its size in square feet, or the furnishing of a table on the plat providing the same information;**
- 6) **placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;**

- 7) **compliance with the 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 or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Analysis of the receiving storm drainage system required to show that the system is capable of handling the projected flows. Detention may need to be maximized or upgrades to the drainage system may be required if analysis shows that the system is undersized. Any work performed in the right of way will require a right of way permit.); and*
- 8) **full compliance with all municipal codes and ordinances.**

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 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: Rowe Surveying & Engineering Co., Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 4, 2008

The Christian Bible Teaching Church
1809 Duncan Street
Mobile, AL 36606

Re: Case #ZON2008-00731 (Planned Unit Development)
The Christian Bible Teaching Church Subdivision
Southwest corner of Houston Street and Duncan Street.
Planned Unit Development Approval to allow shared access between two building sites.

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

At its meeting on April 3, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between two building sites.

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

- 1) submission of an amended PUD, to be approved by the Planning Commission, at such time that development of Lot 1 or any changes to Lot 2 are proposed.**

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