

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2008

Miracle Temple of Living God
2013 Selman Street
Mobile, AL 36617

Re: Case #ZON2008-02368
Miracle Temple of Living God
2504 Third Avenue
(North side of Third Avenue, 340'± East of Jessie Street).
Planning Approval to allow a church in an R-1, Single-Family Residential District.

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

At its meeting on October 16, 2008, the Planning Commission considered for Planning Approval the site plan to allow a church in an R-1, Single-Family Residential District.

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

- 1) revision of the site plan to depict and label the 25-foot minimum building setback line;
- 2) revision of the site plan to label the privacy fence within the 25-foot minimum building setback area as only 3-feet in height;
- 3) revision of the site plan to state overall landscape area provided, in addition to what is required;
- 4) revision of the site plan to show any surface storm water detention facilities, if they will be provided, with the understanding that significant changes to the building location, parking layout or landscaping may require a new application for Planning Approval;
- 5) placement of a note on the site plan stating that lighting on the site will comply with Section 64-4.A.2. of the Zoning Ordinance;
- 6) correction of the site plan to remove items # B and E under "General Description of Land Disturbance Activity";
- 7) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet.*)

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- 8) compliance with Traffic Engineering comments (*Improve driveway radii to twenty feet. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.*); and
- 9) submission of one (1) revised site plan to the Planning Section of Urban Development for the Planning Approval file, prior to submitting revised drawings for the land disturbance permit.

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