

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 18, 2007

Gates of Praise
2251 Webb Avenue
Mobile, AL 36605

Re: Case #ZON2007-01274 (Planned Unit Development)
Gates of Praise Church
2251 Webb Avenue
(West terminus of Webb Avenue and extending South to McVay Drive North).

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

At its meeting on May 17, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) compliance with Engineering comments (The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. If wetlands are present, no work allowed without a Corps of Engineers permit. Show limits of AE flood plain. No fill allowed in AE flood plain without compensation. Show minimum finished floor elevation on any lot touched by AE flood plain. No detention is allowed in the AE flood plain. 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.);**
- 2) that the site be allowed one curb cut to North McVay Drive, as illustrated on the submitted plan;**
- 3) that access to Webb Avenue be denied;**
- 4) any lighting provided must comply with Section 64-4.A.2. of the Zoning Ordinance, and not shine directly into adjacent residential areas or into traffic;**
- 5) a protection buffer in conformance with Section 64-4.D. and 64-6.3.i. where the site abuts residential properties;**
- 6) full compliance with the landscaping and tree planting requirements of the Ordinance for the entire site;**
- 7) preservation of the 48-inch Live Oak tree; and**

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8) full compliance with all 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 18, 2007

Gates of Praise
2251 Webb Avenue
Mobile, AL 36605

Re: Case #ZON2007-01272 (Planning Approval)
Gates of Praise Church
2251 Webb Avenue
(West terminus of Webb Avenue and extending South to McVay Drive North).

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

At its meeting on May 17, 2007, the Planning Commission considered for Planning Approval the site plan to allow expansion of an existing church in an R-1, Single-Family Residential District.

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

- 1) compliance with Engineering comments (The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. If wetlands are present, no work allowed without a Corps of Engineers permit. Show limits of AE flood plain. No fill allowed in AE flood plain without compensation. Show minimum finished floor elevation on any lot touched by AE flood plain. No detention is allowed in the AE flood plain. 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.);**
- 2) that the site be allowed one curb cut to North McVay Drive, as illustrated on the submitted plan;**
- 3) that access to Webb Avenue be denied;**
- 4) any lighting provided must comply with Section 64-4.A.2. of the Zoning Ordinance, and not shine directly into adjacent residential areas or into traffic;**
- 5) a protection buffer in conformance with Section 64-4.D. and 64-6.3.i. where the site abuts residential properties;**

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- 6) full compliance with the landscaping and tree planting requirements of the Ordinance for the entire site;**
- 7) preservation of the 48-inch Live Oak tree; and**
- 8) full compliance with all 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning