



CITY OF MOBILE

SAMUEL L. JONES
MAYOR

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 14, 2013

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

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DISTRICT 2

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DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Port City Church of Christ
2901 Hillcrest Road
Mobile, AL 36695

Re: Case #ZON2013-01605 (Planned Unit Development)
Port City Church of Christ
2901 Hillcrest Road
East side of Hillcrest Road, 125'± South of Medearis Court).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow two buildings on a single building site.

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

At its meeting on August 8, 2013, the Planning Commission considered for Planned Unit Development Approval to allow two buildings on a single building site.

After discussion, it was decided to holdover the above referenced Planned Unit Development until the September 5th meeting, with required information submitted by August 16th, to allow the applicant to address the following items:

- 1) provision of a revised site plan to Urban Development, Planning Section, accurately depicting the "as-built" condition of any stormwater detention facilities, dumpster facilities, all existing live oak trees, existing playground, existing buildings, the parking area, any other existing or required site improvements, and the proposed 1,248 foot foyer and 4,518 foot fellowship hall;
- 2) provision of a revised narrative to explain the nature of school services provided: daycare, sunday school, etc.;
- 3) revisions to the tree and landscaping data depicted on the site plan to reflect current and accurate calculations;
- 4) placement of a note on the site plan to indicate the access to and entry points for the proposed foyer;
- 5) placement of a note on the site plan stating that the lot is limited to the existing curb-cuts, with no breach of the existing median on Hillcrest Road;


- 6) full compliance with Engineering comments: *(1. Add a note to the PUD drawing stating that any work performed in the existing Hillcrest Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping will require a ROW permit 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. Add a note to the PUD drawing stating that 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. Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters.);*
- 7) placement of a note on the final site plan stating that *"preservation status is to be given to the 48" Live Oak Tree located on the South side of Lot and the 50" Live Oak Tree located in the South East corner of Lot. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger."*
- 8) full compliance with all other applicable 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

cc: Frank A. Dagley & Associates, Inc.



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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Port City Church of Christ
2901 Hillcrest Road
Mobile, AL 36695

Re: Case #ZON2013-01604 (Planning Approval)

Port City Church of Christ

2901 Hillcrest Road

(East side of Hillcrest Road, 125'± South of Medearis Court).

Planning Approval to amend a previously approved Planning Approval to allow a building expansion at an existing church in an R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on August 8, 2013, the Planning Commission considered for Planning Approval to allow a building expansion at an existing church in an R-1, Single-Family Residential District.

After discussion, it was decided to holdover the above referenced Planning Approval until the September 5th meeting, with required information submitted by August 16th, to allow the applicant to address the following items:

- 1) provision of a revised site plan to Urban Development, Planning Section, accurately depicting the "as-built" condition of any stormwater detention facilities, dumpster facilities, all existing live oak trees, existing playground, existing buildings, the parking area, any other existing or required site improvements, and the proposed 1,248 foot foyer and 4,518 foot fellowship hall;
- 2) provision of a revised narrative to explain the nature of school services provided: daycare, sunday school, etc.;
- 3) revisions to the tree and landscaping data depicted on the site plan to reflect current and accurate calculations;
- 4) placement of a note on the site plan to indicate the access to and entry points for the proposed foyer;
- 5) placement of a note on the site plan stating that the lot is limited to the existing curb-cuts, with no breach of the existing median on Hillcrest Road;
- 6) full compliance with Engineering comments: *(1. Add a note to the PUD drawing stating that any work performed in the existing Hillcrest Road ROW*

(right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping will require a ROW permit 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. Add a note to the PUD drawing stating that 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. Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters.);

- 7) *placement of a note on the final site plan stating that "preservation status is to be given to the 48" Live Oak Tree located on the South side of Lot and the 50" Live Oak Tree located in the South East corner of Lot. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.";*
- 8) *full compliance with all other applicable municipal codes and ordinances.*

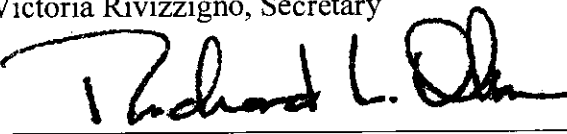
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen

Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.