

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 18, 2006

Port City Church of Christ
2901 Hillcrest Rd.
Mobile, AL 36695

Re: Case #ZON2006-01612 (Planned Unit Development)
Port City Church of Christ
2901 Hillcrest Road
(East side of Hillcrest Road, 125'± South of Medearis Court).

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

At its meeting on August 17, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

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

- 1) **placement of a note on the site plan stating that Planning Approval and PUD approval are site plan specific, and that modifications to the site or building additions will require new Planning Approval and PUD applications;**
- 2) **provision of landscaping and tree planting in accordance with the quantities and ratios set forth in Section IV.E.3. (Minimum Landscape Requirements) of the Zoning Ordinance, as amended, and comply with Sections 64-4.E. of the Ordinance;**
- 3) **full compliance with Section 64-6. (Off-Street Parking Requirements) of the Zoning Ordinance, as amended;**
- 4) **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;**
- 5) **full compliance with Engineering comments: *(If existing detention is to be used to accommodate the proposed building, a survey must be provided to confirm the volume and functionality of the existing drainage system. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. 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.)***

- 6) 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.”*
- 7) provision of a 8-foot high privacy fence on the property in question, around the South, East and North property boundaries, except within 25-feet of Hillcrest Road, where the fence shall be no more than 3-feet in height;
- 8) provision of a revised site plan to Urban Development, Planning Section, accurately depicting the “as-built” condition of any stormwater detention facilities, dumpster facilities, existing buildings, the parking area, any other existing or required site improvements, and the proposed 2,000 square foot addition that is the subject of this application, prior to the issuance of a Certificate of Occupancy;
- 9) submittal of a Subdivision application for Planning Commission consideration in conjunction with any future applications to the Planning Commission;
- 10) full compliance with all other applicable municipal codes and ordinances; and
- 11) shielding of existing and future lights mounted to the buildings to comply with Section 64-4.A.2. of the Zoning Ordinance (*Lighting facilities used to illuminate signs, parking areas, or for other purposes shall be so arranged that the source of light does not shine directly into adjacent residence properties or into traffic*).

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**

August 18, 2006

Port City Church of Christ
2901 Hillcrest Rd.
Mobile, AL 36695

Re: Case #ZON2006-01611 (Planning Approval)
Port City Church of Christ
2901 Hillcrest Road
(East side of Hillcrest Road, 125'± South of Medearis Court).

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

At its meeting on August 17, 2006, the Planning Commission considered for Planning Approval the site plan to allow a building expansion at 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) **placement of a note on the site plan stating that Planning Approval and PUD approval are site plan specific, and that modifications to the site or building additions will require new Planning Approval and PUD applications;**
- 2) **provision of landscaping and tree planting in accordance with the quantities and ratios set forth in Section IV.E.3. (Minimum Landscape Requirements) of the Zoning Ordinance, as amended, and comply with Sections 64-4.E. of the Ordinance;**
- 3) **full compliance with Section 64-6. (Off-Street Parking Requirements) of the Zoning Ordinance, as amended;**
- 4) **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;**
- 5) **full compliance with Engineering comments: *(If existing detention is to be used to accommodate the proposed building, a survey must be provided to confirm the volume and functionality of the existing drainage system. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. 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.)*;**

- 6) 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.”*;
- 7) provision of a 8-foot high privacy fence on the property in question, around the South, East and North property boundaries, except within 25-feet of Hillcrest Road, where the fence shall be no more than 3-feet in height;
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- 9) submittal of a Subdivision application for Planning Commission consideration in conjunction with any future applications to the Planning Commission;
- 10) full compliance with all other applicable municipal codes and ordinances; and
- 11) shielding of existing and future lights mounted to the buildings to comply with Section 64-4.A.2. of the Zoning Ordinance (*Lighting facilities used to illuminate signs, parking areas, or for other purposes shall be so arranged that the source of light does not shine directly into adjacent residence properties or into traffic*).

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