

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

Springhill Presbyterian Church
10 Westminster Way
Mobile, AL 36608

Re: Case #ZON2008-01862 (Planned Unit Development)

Springhill Presbyterian Church

10 Westminster Way

(Southeast corner of Old Shell Road and Westminster Way, extending through to Bit and Spur Road).

Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on August 7, 2008, 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 holdover this plan until the September 4 meeting, with revisions due by August 19, so that the following can be undertaken:

- 1) **revision of the site plan to move the proposed chapel approximately 7 feet further away from the existing 64-inch red oak tree so that the tree can be retained;**
- 2) **revision of the site plan to reflect compliance with revised Engineering comments, including the depiction of the general location of any surface detention areas that will be provided (*Detention must be provided for any impervious areas constructed in excess of 4,000 square feet since 1984. 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. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.*)**
- 3) **revision of the site plan to correctly number the quantity of parking spaces in each parking area;**
- 4) **correct identification of all existing trees depicted on the site plan and their size;**

Springhill Presbyterian Church
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- 5) revision of the site plan to depict full compliance with the frontage tree requirements of the Zoning Ordinance for the entire site;
- 6) revision of the site plan to show sidewalks along Bit and Spur Road, and along that portion of Westminster Way from Bit and Spur north to the first entrance into the church parking area;
- 7) revision of the site plan to show sidewalks adjacent to all parking areas abutting the chapel and leading to parking access roads;
- 8) depiction of curbing and/or bumper stops for all parking areas abutting the chapel site in order to protect adjacent landscape and sidewalk areas;
- 9) revision of the site plan to depict the one-way circulation drives, to include the marking of the drives with arrows and/or signage to ensure correct circulation;
- 10) revision of the site plan to depict and label a 10-foot wide buffer along the entire Eastern boundary, and a vegetative buffer or a 6-foot high privacy fence from Bit and Spur Road along the Eastern boundary of the site to the parking area where it meets the Eastern boundary; and
- 11) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits.

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

Springhill Presbyterian Church
10 Westminster Way
Mobile, AL 36608

Re: Case #ZON2008-01861 (Planning Approval)

Springhill Presbyterian Church

10 Westminster Way

(Southeast corner of Old Shell Road and Westminster Way, extending through to Bit and Spur Road).

Planning Approval to allow the expansion an existing church in an R-1, Single-Family Residential District, to include a new chapel building.

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

At its meeting on August 7, 2008, the Planning Commission considered for Planning Approval the site plan to allow the expansion an existing church in an R-1, Single-Family Residential District, to include a new chapel building.

After discussion, it was decided to holdover this plan until the September 4 meeting with revisions due by August 19, so that the following can be undertaken:

- 1) **revision of the site plan to move the proposed chapel approximately 7 feet further away from the existing 64-inch red oak tree so that the tree can be retained;**
- 2) **revision of the site plan to reflect compliance with revised Engineering comments, including the depiction of the general location of any surface detention areas that will be provided (Detention must be provided for any impervious areas constructed in excess of 4,000 square feet since 1984. 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. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.)**
- 3) **revision of the site plan to correctly number the quantity of parking spaces in each parking area;**
- 4) **correct identification of all existing trees depicted on the site plan and their size;**
- 5) **revision of the site plan to depict full compliance with the frontage tree requirements of the Zoning Ordinance for the entire site;**

- 6) revision of the site plan to show sidewalks along Bit and Spur Road, and along that portion of Westminster Way from Bit and Spur north to the first entrance into the church parking area;
- 7) revision of the site plan to show sidewalks adjacent to all parking areas abutting the chapel and leading to parking access roads;
- 8) depiction of curbing and/or bumper stops for all parking areas abutting the chapel site in order to protect adjacent landscape and sidewalk areas;
- 9) revision of the site plan to depict the one-way circulation drives, to include the marking of the drives with arrows and/or signage to ensure correct circulation;
- 10) revision of the site plan to depict and label a 10-foot wide buffer along the entire Eastern boundary, and a vegetative buffer or a 6-foot high privacy fence from Bit and Spur Road along the Eastern boundary of the site to the parking area where it meets the Eastern boundary; and
- 11) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits.

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

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Richard Olsen
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