

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Amity Missionary Baptist Church
P.O. Box 16461
Prichard, AL 36610

Re: Case SUB2008-00100 (Subdivision)
Amity Missionary Baptist Church Subdivision
2451 St. Stephens Road
(South side of St. Stephens Road, extending from Strange Avenue to Como
Street, and Southwest corner of St. Stephens Road and Como Street).
2 Lots / 1.2± Acres

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

At its meeting on June 5, 2008, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the July 10th meeting to allow the applicant to submit the following:

- 1) **revision of the plat to reflect dedication along Como Street to provide a City-standard sidewalk along the West side, as well as the corner radius for the Southeast corner of Como Street and St. Stephen's Road that complies with Section V.D.6. of the Subdivision Regulations;**
- 2) **revision of the plat to depict and label the minimum building setback line from all streets, modifying the setback line along Como Street to accommodate a possible 50-foot wide right-of-way; and**
- 3) **revision of the plat to label each lot with its size in square feet, adjusted for any required dedication.**

Amity Missionary Baptist Church Subdivision
June 6, 2008
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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

cc: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Amity Missionary Baptist Church
P.O. Box 16461
Prichard, AL 36610

Re: Case ZON2008-01210 (Rezoning)
Amity Missionary Baptist Church Subdivision
2451 St. Stephens Road
(South side of St. Stephens Road, extending from Strange Avenue to Como Street, and Southwest corner of St. Stephens Road and Como Street).
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business to eliminate split zoning for a proposed church.

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

At its meeting on June 5, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business to eliminate split zoning for a proposed church.

After discussion, it was decided to holdover this change in zoning until the July 10th meeting to allow the applicant to submit the following:

- 1) **submission of an application for Planned Unit Development by the June 16th application deadline (for the July 24th meeting), to address parking on an adjacent lot (with the site plan reflecting conditions below);**
- 2) **revision of the site plan for the Zoning application to reflect Traffic Engineering comments (*To eliminate conflicts in the parking areas some parking spots need to be removed or relocated. In the western lot the two spaces on the north side of the lot should be removed as well as the one parking space on the southeast end of the lot. In the east lot remove two spaces on the northwest end of the aisle located at the drive to eliminate conflicts with the driveway. Parking spaces located on the west side of the building on the south end of the aisle do not have adequate aisle width. Minimum aisle width is twenty-four feet. Changes should be made to accommodate the standard.*);**
- 3) **revision of the site plan to reflect dedication along Como Street sufficient to provide a City-standard sidewalk along the West side, as well as the corner radius for the Southeast corner of Como Street and St. Stephen's Road that complies with Section V.D.6. of the Subdivision Regulations;**

- 4) revision of the site plan to depict and label the minimum building setback line from all streets, modifying the setback line along Como Street to accommodate a possible 50-foot wide right-of-way;
- 5) revision of the site plan to depict a sidewalk along the West side of Como Street;
- 6) revision of landscape area calculations to reflect changes in the size of the site due to right-of-way dedication; and
- 7) revision of the site plan to depict and label a buffer that complies with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residentially zoned property.

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