

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 5, 2009

ICM Foundation
1166 Echo Lane
Franklin, Tennessee 37069

Re: Case #ZON2009-01353 (Planned Unit Development)

ICM Foundation

1007 Government Street

(Southeast corner of Government Street and Chatham Street).

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

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

At its meeting on June 4, 2009, 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 (*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. Drainage from any newly constructed dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. Plat needs to include a minimum 25' radius for the property line at the intersection of Government St and Chatham St.*);**
- 2) compliance with Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 95" Live Oak Tree and 58" Live Oak Tree located on the lot. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);**
- 3) compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and***

conform to AASHTO standards. Minimum parking aisle width for the angled parking is eighteen feet. One-way drives should be signed and marked. Standard width for a two-way drive is twenty-four feet. The parking aisle width becomes too narrow at the south end of the parking lot. Eighteen feet of aisle width would be more appropriate for this area.);

- 4) revision of the site plan to eliminate parking and access proposed on the West side of the church, from Chatham Street;
- 5) revision of the site plan to depict all parking and circulation as one way, on the East side of the church, maximizing to the greatest extent possible greenspace area for the existing 96-inch live oak;
- 6) revision of the site plan to depict parking bumpers, curbing or other method of prevent vehicular traffic onto greenspace areas;
- 7) revision of the site plan to depict and label a 6-foot high wooden privacy fence along the southern and southwestern property lines, where the site abuts existing residences, with no fence required within the 25-foot setback from Chatham Street or along the eastern boundary of the site;
- 8) depiction and labeling of surface storm water detention facilities, if required;
- 9) compliance with the tree and landscaping requirements of the Zoning Ordinance, including the addition of 3 frontage trees on the Chatham Street side;
- 10) 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;
- 11) placement of a note on the site plan stating that the site will be illuminated in accordance with the requirements of Section 64-4.A.2. of the Zoning Ordinance;
- 12) submission of applications to the Board of Zoning Adjustment and the Architectural Review Board for required approvals, and proof of approvals provided prior to any applications for building permits or land disturbance;
- 13) submission of a revised PUD site plan and landscape plan, and Planning Approval site plan and landscape plan, prior to applications for building permits or land disturbance; and
- 14) 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

cc: Patrick Land Surveying

Don Parden

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 5, 2009

ICM Foundation
1166 Echo Lane
Franklin, Tennessee 37069

Re: Case #ZON2009-00227 (Planning Approval)
ICM Foundation
1007 Government Street
(Southeast corner of Government Street and Chatham Street).
Planning Approval to allow a church in an R-1, Single-Family Residential District.

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

At its meeting on June 4, 2009, the Planning Commission considered for Planning Approval the site plan to allow a 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** (*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. Drainage from any newly constructed dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. Plat needs to include a minimum 25' radius for the property line at the intersection of Government St and Chatham St.*);
- 2) **compliance with Forestry comments** (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 95" Live Oak Tree and 58" Live Oak Tree located on the lot. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);
- 3) **compliance with Traffic Engineering comments** (*Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. Minimum parking aisle width for the angled parking is eighteen feet. One-way drives should be signed and marked. Standard width for a two-way drive is twenty-four feet. The parking aisle width*

- becomes too narrow at the south end of the parking lot. Eighteen feet of aisle width would be more appropriate for this area.);*
- 4) revision of the site plan to eliminate parking and access proposed on the West side of the church, from Chatham Street;
 - 5) revision of the site plan to depict all parking and circulation as one way, on the East side of the church, maximizing to the greatest extent possible greenspace area for the existing 96-inch live oak;
 - 6) revision of the site plan to depict parking bumpers, curbing or other method of prevent vehicular traffic onto greenspace areas;
 - 7) revision of the site plan to depict and label a 6-foot high wooden privacy fence along the southern and southwestern property lines, where the site abuts existing residences, with no fence required within the 25-foot setback from Chatham Street or along the eastern boundary of the site;
 - 8) depiction and labeling of surface storm water detention facilities, if required;
 - 9) compliance with the tree and landscaping requirements of the Zoning Ordinance, including the addition of 3 frontage trees on the Chatham Street side;
 - 10) 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;
 - 11) placement of a note on the site plan stating that the site will be illuminated in accordance with the requirements of Section 64-4.A.2. of the Zoning Ordinance;
 - 12) submission of applications to the Board of Zoning Adjustment and the Architectural Review Board for required approvals, and proof of approvals provided prior to any applications for building permits or land disturbance;
 - 13) submission of a revised PUD site plan and landscape plan, and Planning Approval site plan and landscape plan, prior to applications for building permits or land disturbance; and
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