

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 8, 2006

Bowden Architecture
Attn: Don Bowden
1657 Springhill Ave
Mobile, AL 36604

Re: Case #ZON2006-02247 (Planning Approval)
Ashland Place United Methodist Church Subdivision
5, 7, and 15 Wisteria Avenue, and 2203 and 2315 Old Shell Road
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the
North side of Dauphin Street, 285'± West of Wisteria Avenue).

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

At its meeting on December 7, 2006, the Planning Commission considered for Planning Approval the site plan to allow expanded parking, an administrative and choir building, chapel transept additions, a new fellowship hall, new courtyard, and playground relocation at an existing church in an R-1, Single-Family Residential district.

After discussion it was decided to approve the following:

- 1) **the master plan in concept, with consideration given to relocation of the proposed Fellowship Hall so the residences located along Wisteria Avenue can be retained; and**
- 2) **the Phase I removal of 1 residential structure resulting in the addition of +/- 40 new parking spaces, reworking of vehicular access from Wisteria Avenue and the relocation of the existing playground, and the proposed new administration and choir building, as proposed;**

The approval is subject to the following condition:

- 1) **an individual application for Planning Approval will be required each subsequent phase or project.**

Ashland Place United Methodist Church Subdivision
December 8, 2006
Page 2

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**

December 8, 2006

Adam Metcalf
P.O. Box 2903
Mobile, AL 36652

Re: Case #ZON2006-02231 (Planned Unit Development)
Ashland Place United Methodist Church Subdivision
5, 7, and 15 Wisteria Avenue, and 2203 and 2315 Old Shell Road
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the
North side of Dauphin Street, 285'± West of Wisteria Avenue).

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

At its meeting on December 7, 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:

- 1) the master plan be approved in concept, with consideration given to relocation of the proposed Fellowship Hall so the residences located along Wisteria Avenue can be retained; and
- 2) the Phase I removal of 1 residential structure resulting in the addition of +/- 40 new parking spaces, reworking of vehicular access from Wisteria Avenue and the relocation of the existing playground, and the proposed new administration and choir building, as proposed;

The approval is subject to the following condition:

- 1) an individual application for Planned Unit Development will be required for each subsequent phase or project.

Ashland Place United Methodist Church Subdivision
December 8, 2006
Page 2

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**

December 8, 2006

Ashland Place United Methodist Church
15 Wisteria Ave
Mobile, AL 36607

Re: Case #SUB2006-00246 (Subdivision)
Ashland Place United Methodist Church Subdivision
5, 7, and 15 Wisteria Avenue, and 2203 and 2315 Old Shell Road
(Southwest corner of Old Shell Road and Wisteria Avenue, extending to the
North side of Dauphin Street, 285'± West of Wisteria Avenue).
1 Lot / 3.8± Acres

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

At its meeting on December 7, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the site is limited to one curb cut to Old Shell Road, Wisteria Avenue, and Dauphin Street, size location and design to conform to AASHTO standards and to be approved by the Traffic Engineering Department;**
- 2) provision of a buffer in compliance with Section V.A.7. of the Subdivision Regulations.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

Ashland Place United Methodist Church Subdivision
December 8, 2006
Page 2

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Cowles, Murphy, Glover & Associates