



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 29, 2019

Byrd Surveying, Inc.
2609 Halls Mill Rd
Mobile, AL 36606

Re: **451, 453, 457 and 459 Weinacker Avenue**
(Southeast corner of Weinacker Avenue and Virginia Street, extending to the North and South sides of Elliott Street, extending to the Northeast corner of Weinacker Avenue and Buck Street).
Council District 2
SUB-000792-2018 (Subdivision)
Corinthian Missionary Baptist Church Subdivision

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

At its meeting on January 17, 2019, the Planning Commission considered the above referenced subdivision.

With a waiver of Section V.D.6., the application is recommended for Tentative Approval, subject to the following:

- 1) provision of a 25' minimum setback line from the future right of way of the planned major street;
- 2) dedication of the corner radii of Weinacker Avenue and Virginia Street to be coordinated with and approved by City Engineering and Traffic Engineering;
- 3) dedication of the corner radii of Weinacker Avenue and Elliott Street Street to be coordinated with and approved by City Engineering and Traffic Engineering;
- 4) dedication of the corner radii of Weinacker Avenue and Buck Street Street to be coordinated with and approved by City Engineering and Traffic Engineering;
- 5) retention of the lot sizes in square feet and acre, adjusted for dedication;
- 6) depiction of an increased setback along Buck Street to provide 30' to the centerline of Buck Street (30' setback), for any new construction or rebuild not specifically approved via the existing variance;
- 7) depiction of the 25' minimum building setback line along all other street frontages;
- 8) compliance with Engineering comments: ***(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Dedicate the corner radius (as approved by the City Engineer and Traffic Engineer) at the northwest and southwest corners of LOT A to the City of Mobile, and list the amount of dedicated acreage. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's Certificate and Signature. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and***

Corinthian Missionary Baptist Church Subdivision
January 29, 2019

Sedimentation Control and Storm Water Runoff Control. G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);


- 9) placement of a note on the plat stating the following Traffic Engineering comments: (Each lot is limited to two curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Site driveways may need to be slightly adjusted to allow for the maximum radii, taking into account proximity to property line and drainage structures.);
- 10) compliance with Urban 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);
- 11) compliance with Fire comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)); and,
- 12) provision of two revised PUD site plans to the Planning & Zoning office prior to the signing of the Final Plat.

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.
Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Corinthian Missionary Baptist



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
January 29, 2019

Byrd Surveying, Inc.
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Re: 451, 453, 457 and 459 Weinacker Avenue
(Southeast corner of Weinacker Avenue and Virginia Street, extending to the North and South sides of Elliott Street, extending to the Northeast corner of Weinacker Avenue and Buck Street).
Council District 2
PUD-000801-2018 (Planned Unit Development)
Corinthian Missionary Baptist Church Subdivision

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

At its meeting on January 17, 2019, the Planning Commission considered the above referenced Planned Unit Development to allow shared parking between two building sites.

Staff recommends the following Findings of Fact for Approval of the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for an existing church to expand while redeveloping a site that has been vacant;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because the applicant is expanding onto an adjacent site and providing a paved parking area for the church, where there is not one currently;
- c. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because the site is within a developed area; and
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

The application is recommended for Approval, subject to the following:

- 1) revision of the site plan to reflect items 1-6 of the Subdivision conditions;
- 2) depiction of the 25' minimum building setback line along all street frontages;
- 3) retention of the dumpster connected to sanitary sewer with a compliant enclosure;
- 4) revision of the site plan to include the number of seats in the church;
- 5) revision of the site plan to depict a compliant residential buffer where Lot B abuts residential property;
- 6) Lot A must fully comply with tree planting and landscape area requirements;
- 7) placement of a note on the site plan stating that any future changes to the site plan will require a new Planned Unit Development and Planning Approval;

Corinthian Missionary Baptist Church Subdivision (PUD)

January 9, 2019

- 8) compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 9) placement of a note on the site plan stating the following Traffic Engineering comments: *(Each lot is limited to two curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Site driveways may need to be slightly adjusted to allow for the maximum radii, taking into account proximity to property line and drainage structures.);*
- 10) compliance with Urban 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);* and
- 11) compliance with Fire comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)).*
- 12) provision of two revised PUD site plans to the Planning & Zoning office prior to the signing of the Final Plat.

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

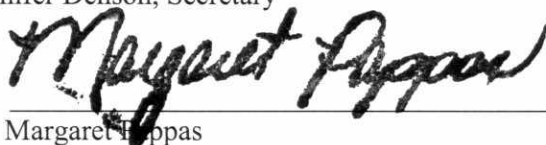
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning

cc: Corinthian Missionary Baptist Church



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Council District 2
PA-000796-2018 (Planning Approval)
Corinthian Missionary Baptist Church Subdivision

Dear Applicant(s):

At its meeting on January 17, 2019, the Planning Commission considered Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District to include a new fellowship hall.

Staff recommends the following Findings of Fact for Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the church has operated at the site since at least 1972; and
- b. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it is an expansion of an existing business that has operated at this location for more than 47 years.

The application is recommended for Approval, subject to the following:

- 1) compliance with Engineering comments: (1. *Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).* 2. *A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.* 3. *Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama*

Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 2) placement of a note on the site plan stating the following Traffic Engineering comments: (Each lot is limited to two curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Site driveways may need to be slightly adjusted to allow for the maximum radii, taking into account proximity to property line and drainage structures.);
- 3) compliance with Urban 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);
- 4) compliance with Fire comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)); and,
- 5) 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

Jennifer Denson, Secretary

By: _____


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Corinthian Missionary Baptist