

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

May 4, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Altapoint Health Systems, Inc.
5750-A Southland Drive
Mobile, AL 36693
Attn: Robert A. Carlock, Dir. of Environmental Services

Re: Case #SUB2012-00009 (Subdivision)
Charter Southland Hospital Subdivision, Re-subdivision of Lot 1,
Re-subdivision of Lots 1 & 2
5750 & 5800 Southland Drive
(North side of Southland Drive, 615'± West of Knollwood Drive)
Number of Lots / Acres: 1 Lot / 17.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4

Dear Applicant(s):

At its meeting on May 3, 2012, the Planning Commission tentatively 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 two curb-cuts to Southland Drive, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that the gravel drive at the West terminus of Southland Drive is denied access to Southland Drive;
- 3) illustration of the 25' minimum building setback line along Southland Drive;
- 4) placement of a note on the Final Plat stating the lot size in acres, or labeling of the lot to furnish such information;
- 5) placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies for floodplain and wetland issues would be required prior to the issuance of any permits;
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 7) provision of two (2) copies of a revised PUD site plan, if approved, prior to the signing of the Final Plat;

- 8) subject to the Fire Department comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"*
- 9) subject to the Engineering Comments: "1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. 2) Any proposed development must comply with the Stormwater Management and Flood Control Ordinance of the City of Mobile. 3) A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4) A 4' wide sidewalk must be constructed along the entire road frontage. 5) The surface grading for the existing (and/or proposed) dumpster pad(s) must be minimized and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer;" and,
- 10) completion of the Subdivision process prior to any request for permits.

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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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

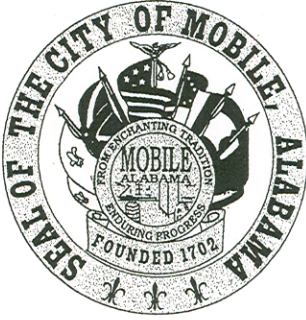
Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.



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LISA C. LAMBERT

Altapoint Health Systems, Inc.
5750-A Southland Drive
Mobile, AL 36693
Attn: Robert A. Carlock, Dir. of Environmental Services

Re: ZON2012-00736 (Planned Unit Development)
Charter Southland Hospital
5750 and 5800 Southland Drive
(North side of Southland Drive, 615'± West of Knollwood Drive)
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 4

Dear Applicant(s):

At its meeting on May 3, 2012, 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 the above referenced Planned Unit Development subject to the following conditions:

- 1) revision of the site plan to indicate a 10' minimum building setback line along the North and West Boundaries where the site abuts residential properties;
- 2) furnishing of a note on the site plan stating that lighting for the site will be in compliance with Sections 64-4.A.2 and 64-6.A.3.c of the Zoning Ordinance;
- 3) revision of the site plan to illustrate a compliant dumpster location including screening and gates;
- 4) placement of a note on the site plan stating that the approval of all applicable federal, state, and local agencies for floodplain and wetland issues would be required prior to the issuance of any permits;
- 5) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;

Charter Southland Hospital

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- 6) subject to the Fire Department comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"*
- 7) subject to the Engineering Comments: *"1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. 2) Any proposed development must comply with the Stormwater Management and Flood Control Ordinance of the City of Mobile. 3) A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4) A 4' wide sidewalk must be constructed along the entire road frontage. 5) The surface grading for the existing (and/or proposed) dumpster pad(s) must be minimized and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer;"*
- 8) revision of the site plan to provide landscaping and tree planting calculations, to be coordinated with Urban Forestry due to the extensive wooded areas that would remain on the site; and,
- 9) provision of two (2) copies of a revised PUD site plan reflecting the above conditions of approval, prior to the signing of the Final Plat.

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: Rester and Coleman Engineers, Inc.