



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 23, 2016

Sandefur Properties, LLC  
P. O. Box 162  
Daphne, AL 36526

**Re: 1753 Spring Hill Avenue**  
(Southwest corner of Spring Hill Avenue and Mobile Infirmary Boulevard)  
Council District 1  
**ZON2016-01508**  
**Sandefur Properties, LLC**

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

At its meeting on August 18, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple sites.

**After discussion, the Planning Commission approved the request, subject to the following conditions:**

- 1) obtaining a demolition permit for the existing structure prior to issuance of land disturbance or building permits;
- 2) indicate the dumpster will be connected to sanitary sewer and an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance will be provided;
- 3) 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, paving, and all above ground structures, 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. The approval of all*

*Sedimentation Control and Storm Water Runoff Control. 4. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters..);*

- 4) compliance with Traffic Engineering comments (*Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot 1A and 1B are limited to no more than their existing shared curb cuts on Spring Hill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Lot 1A is also limited to one curb cut to Mobile Infirmary Boulevard, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The proposed striping does not match the International Symbol for Access and should be revised prior to permitting to meet the accepted standard.*);
- 5) 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).*); and
- 6) compliance with Fire Department 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).*);
- 7) submittal of a photometric plan at time of permitting;
- 8) provision of two copies of the revised Planned Unit Development site plan prior to the signing of the Final Plat;
- 9) completion of the Subdivision process prior to land disturbance or permits for new construction (demo is ok).
- 10) provision of permeable pavers for the six (6) parking spaces along Spring Hill Avenue, unless determined by the engineer to be incompatible with the storm water detention design and/or denied by the franchisor; and
- 11) provision of a pedestrian crosswalk in the parking lot with a walkway connection to the sidewalk on either Mobile Infirmary Boulevard or Spring Hill Avenue, or both.

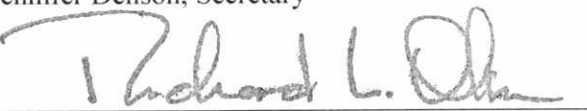
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director of Planning & Zoning

cc: Gulf Health Properties, Inc.  
Carter Engineering Consultants, Inc.