

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 19, 2011

2056 Corporation  
4325 Marquette Drive  
Mobile, AL 36608

**Re: Case #SUB2011-00081 (Subdivision)**  
**2056 Corporation Subdivision**  
2056 Dr. Martin Luther King Jr. Avenue  
(East side of Dr. Martin Luther King Jr. Avenue, 100'± South of Crawford Lane).  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** Frank Dagley & Associates  
Council District 1

Dear Applicant(s):

At its meeting on August 18, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) the site is limited to two curb-cuts, with any change to the size, design, or location to be approved by Traffic Engineering and to comply with AASHTO standards;
- 2) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations (at the time of permitting);
- 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 61-929 and City Code Chapters 57 and 64).)* (at the time of permitting);
- 4) revision of the final plat to label the size of the lot in square feet; and,
- 5) placement of a note on the final plat stating that the site must be developed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species.

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

**2056 Corporation Subdivision**

**August 19, 2011**

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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](mailto: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: Frank A. Dagley and Associates Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 19, 2011

Bernard S. Malkove  
4325 Marquette Drive  
Mobile, AL 36608

**Re: Case #ZON2011-01826 (Rezoning)**

**Bernard Malkove**

2056 Dr. Martin Luther King Jr. Avenue  
(East side of Dr. Martin Luther King Jr. Avenue, 100'± South of Crawford Lane).  
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood  
Business District, to allow a medical facility.  
Council District 1

Dear Applicant(s):

At its meeting on August 18, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a medical facility.

After discussion, it was decided to recommend to the City Council a change of zoning to LB-2, Limited Neighborhood Business District *instead of* B-2 Neighborhood Business, subject to the following conditions:

- 1) **marking of the drive-through area as one-way, to include pavement and signage markings, (at the time of permitting);**
- 2) **compliance with Urban Forestry comments: (*Full compliance of the landscaping and tree requirements to be coordinated with Urban Forestry. 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).*) (at the time of permitting);**
- 3) **compliance with Engineering comments: (*Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*)( at the time of permitting);**

**Bernard Malkove**

**August 19, 2011**

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- 4) provision of a buffer and buffer area where the site abuts adjacent residentially-zoned property, in compliance with Section 64-4.D.1. of the Zoning Ordinance (at the time of permitting);
- 5) provision of a 6-foot high enclosure around the dumpster pad area;
- 6) modification of any existing or proposed site or parking lot lighting to comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance (at the time of permitting);
- 7) verification by the design professional that the site and parking complies with the requirements of the Americans with Disabilities Act (at the time of permitting);
- 8) obtaining of building permits as needed to make any required site or interior improvements;
- 9) no CO or Letters of Completion to be issued until all conditions have been met; and,
- 10) full compliance with all other municipal codes and ordinances.

The advertising fee for this application is **\$198.40**. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: 2056 Corporation  
Frank A. Dagley and Associates, Inc.