

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 9, 2010

Infirmary Health System, Inc.
P.O. Box 2226
Mobile, AL 36652

Re: Case #SUB2010-00071 (Subdivision)

Mobile Infirmary Subdivision

1& 3 Mobile Infirmary Drive and 5 Mobile Infirmary Circle
(West side of Mobile Infirmary Drive extending to the North terminus of Mobile Infirmary Circle).
3 Lot / 31.9± Acre

Dear Applicant(s):

At its meeting on July 8, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, and based upon the July 7, 2010 revised site plan and plat, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) Revision of the legal description on the plat to correct errors;**
- 2) Compliance with Engineering comments - note that the Lot 3 building encroachment issue has been resolved on the July 7, 2010 revised plat: *(Show Minimum Finished Floor Elevation on Plat on each lot located within the X-Shaded or AE Flood Zone. Need to reference the March 17, 2010 FIRM on the Plat. On Lot 3, the plat shows the western end of the existing Physician Office building extending over the lot line. There is to be no fill placed within the limits of the flood plain without providing compensation. A flood study (No-Rise Certification) will be required for any buildings proposed within the X-Shaded or AE Flood Zones. For any proposed development, detention must be provided for any impervious area added since 1984 to Lots 1, 2 & 3. If there is any existing detention or drainage structures located outside of the proposed subdivision supporting portions of Lots 1, 2 or 3, then drainage easements need to be provided and shown on the plat. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit(s).);***

- 3) **Compliance with Urban Forestry comments, and placement of the comments as a note on the final plat:** *(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). Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.);*
- 4) **Placement of a note on the final plat stating that the lots are limited to their existing curb-cuts; and**
- 5) **Submission of a revised PUD site plan 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 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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 9, 2010

Infirmiry Health System, Inc.
ATTN: D. Mark Nix
P.O. Box 2226
Mobile, AL 36652

Re: Case #ZON2010-01499 (Planned Unit Development)

Mobile Infirmiry Subdivision

1& 3 Mobile Infirmiry Drive and 5 Mobile Infirmiry Circle
(West side of Mobile Infirmiry Drive extending to the North terminus of Mobile Infirmiry Circle).

Planned Unit Development Approval to allow multiple buildings, shared access, maneuvering, and parking on a single building site.

Dear Applicant(s):

At its meeting on July 8, 2010, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings, shared access, maneuvering, and parking on a single building site.

After discussion, and based upon the July 7, 2010 revised site plan and plat, the Planning Commission approved the request, subject to the following conditions:

- 1) Revision of the legal description on the site plan if necessary to correct errors;**
- 2) Compliance with Engineering comments - note that the Lot 3 building encroachment issue has been resolved on the July 7, 2010 revised plat and site plan: *(Show Minimum Finished Floor Elevation on Plat on each lot located within the X-Shaded or AE Flood Zone. Need to reference the March 17, 2010 FIRM on the Plat. On Lot 3, the plat shows the western end of the existing Physician Office building extending over the lot line. There is to be no fill placed within the limits of the flood plain without providing compensation. A flood study (No-Rise Certification) will be required for any buildings proposed within the X-Shaded or AE Flood Zones. For any proposed development, detention must be provided for any impervious area added since 1984 to Lots 1, 2 & 3. If there is any existing detention or drainage structures***

located outside of the proposed subdivision supporting portions of Lots 1, 2 or 3, then drainage easements need to be provided and shown on the plat. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit(s).);

- 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). Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.);*
- 4) **Placement of a note on the site plan stating that the PUD site is limited to the existing curb-cuts depicted on the site plan;**
- 5) **Revision of the site plan to remove any buildings that no longer exist within the PUD site (fronting Mobile Infirmary Boulevard, fifty-feet \pm North of the existing Urology Center); and**
- 6) **Submission of a revised PUD site plan 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 & Coleman