



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 23, 2017

Medquest Associates, Inc.
ATTN: Doug Shepard
3480 Preston Ridge Road
Alpharetta, GA 30005

Re: 6576 Airport Boulevard
(North side of Airport Boulevard, 265'± East of Huntleigh Way).
Council District 6
PUD-000259-2017
Doug Shephard-MedQuest Associates, Inc.

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

At its meeting on October 19, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking along with multiple buildings on a single building site to allow the addition of a temporary mobile "open MRI" trailer.

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

- 1) placement of a note on the site plan stating that the mobile MRI station is not to remain on site for more than two years from the date of its initial placement;**
- 2) compliance with Sections 64-4.A.2. and 64-6.A.3. of the Zoning Ordinance if any new site lighting is proposed;**
- 3) revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, with a compliant sanitary sewer connection, or the placement of a note on the site plan stating that trash collection will be curb-side or via private pick-up service;**
- 4) obtaining of all necessary permits for the placement of the trailer unit on the site;**
- 5) subject to the 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 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.];

- 6) subject to the Traffic Engineering comments: (Site is limited to its existing curb cut, with any changes in 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.);*
- 7) subject to the 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).];*
- 8) subject to the 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).];*
- 9) submittal to and approval by Planning and Zoning of a revised site plan showing any revisions required; and*
- 10) full compliance with all other municipal codes and ordinances.*

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: 

Richard Olsen

Deputy Director of Planning & Zoning

cc: Suburban Radiology, LLC
Asarisi & Associates, LLC