



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 20, 2014

Thompson Engineering
Christopher Baker
2970 Cottage Hill Road Suite 190
Mobile, Al 36606

Re: Case #ZON2014-01081
Thompson Engineering
120 & 130 Mobile Infirmary Boulevard
(East side of Mobile Infirmary Boulevard, 345'± South of Spring Hill Avenue).
Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business
District, to allow future medical offices.

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

At its meeting on June 19, 2014, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to allow future medical offices.

After discussion, with a waiver of Section 64-9.B.2.b of the Zoning Ordinance it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) **full compliance with the use, site design and signage regulations of the Zoning Ordinance;**
- 2) **compliance with Traffic Engineering comments: “Lots 1 – 3 are limited to a total of two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any additional development will require modifications to existing curb cut along Lots 2 & 3 to meet city standards.”;**
- 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).”;**
- 4) **compliance with Fire 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.”; and**
- 5) **full compliance with all municipal codes and ordinances.**

Thompson Engineering REZ
June 20, 2014

The advertising fee for this application is \$314.20. 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.

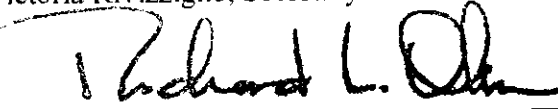
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: Infirmary Health System
Gulf Health Properties