

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 2, 2011

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

**Re: Case #SUB2011-00133 (Subdivision)**  
**Midtown Mobile Subdivision, First Addition**  
1729 & 1733 Springhill Avenue  
(Southeast corner of Springhill Avenue and Mobile Infirmiry Boulevard)  
**Number of Lots / Acres:** 1 Lot / 1.7± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co. Inc.  
Council District 2

Dear Applicant(s):

At its meeting on December 1, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat limiting two curb-cuts to the development, with the size, location, and design to be approved by Traffic Engineering and ALDOT, in conformance to AASHTO standards;**
- 2) **labeling of the lot with its size in square feet;**
- 3) **provision of the 25-foot minimum building setback line along Springhill Avenue and Mobile Infirmiry Boulevard;**
- 4) **dedication to provide sufficient radius at the corner of Springhill Avenue/Mobile Infirmiry Boulevard to be approved by Traffic Engineering and ALDOT;**
- 5) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 6) **compliance with Urban Forestry comment: “*Preservation status is to be given to the 48” Live Oak Tree located on the North side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;*”**
- 7) **compliance with Engineering comments: “Must comply with all stormwater and flood control ordinances, including providing stormwater detention**

**Midtown Mobile Subdivision, First Addition**

**December 2, 2011**

**Page 2**

- plans and calculations for the proposed improvements. Any work performed in the existing ROW (rights-of-way) will require a Right-of-Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements;” and,**
- 8) completion of the Subdivision process prior to any application for land disturbance or building permits.**

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](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: Rowe Surveying & Engineering Co. Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 2, 2011

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

**Re: Case #ZON2011-02857 (Rezoning)**  
**Infirmity Health System, Inc.**  
1729 & 1733 Springhill Avenue  
(Southeast corner of Springhill Avenue and Mobile Infirmity Boulevard)  
Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business  
District to allow a pharmacy.  
Council District 2

Dear Applicant(s):

At its meeting on December 1, 2011, 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 a pharmacy.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following condition:

- 1) **completion of the subdivision process;**
- 2) **compliance with the landscaping and tree requirements of the Zoning Ordinance to include “Preservation status is to be given to the 48” Live Oak Tree located on the North side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;” and,**
- 3) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$176.80**. 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.

**Infirmiry Health System, Inc.**

**December 2, 2011**

**Page 2**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Rowe Surveying & Engineering Co. Inc.