

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 3, 2008

Infirmiry Health Systems  
Attn: Dennis Summerford  
P.O. Box 2144  
Mobile, AL 36652

**Re: Case #ZON2008-02271  
Infirmiry Health Systems**

190 Mobile Infirmiry Boulevard

(East side of Mobile Infirmiry Boulevard at the East terminus of Oak Knoll Drive).

Planned Unit Development Approval to amend a previously approved Planned Unit Development at an existing medical complex, to allow a parking lot expansion.

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

At its meeting on October 2, 2008, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development at an existing medical complex, to allow a parking lot expansion.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) revision of the detailed PUD parking lot site plan to depict full compliance with the tree and landscaping requirements of the Zoning Ordinance, including the provision of frontage trees along all public and private streets, and acceptance of the plan by Planning prior to submitting of revised plans for building permits;**
- 2) revision of the detailed parking lot site plan to reflect Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans. A physical barrier (plantings or fence) should be installed on the east side of Mobile Infirmiry Drive along the parking lot to prevent vehicles at Oak Knoll Drive from jumping the curb and using the parking lot as a cut-through.*);**

- 3) revision of the detailed parking lot site plan to reflect Engineering comments (*No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.*);
- 4) revision of the detailed parking lot site plan to reflect 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). Tree removal permit from Urban Forestry is required before removing any Live Oak Tree 24 inches DBH and larger.*);
- 5) revision of the detailed parking lot site plan to comply with Section 64-6.A.3.c., Lighting, of the Zoning Ordinance, which states that if parking areas “*contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.*”
- 6) revision of overall PUD site plan prior to any new applications for Mobile Infirmiry site; and
- 7) obtaining of a Tree Removal Permit from Urban Forestry for the removal of any Live Oak tree 24 inch DBH or greater in size, prior to submitting revised plans for building permits.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Mr. William DeMouy, Secretary

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