



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 6, 2014

SE Civil, LLC – Larry Smith, PE
1 S. School Street
Fairhope, AL 36532

Re: Case #ZON2013-02910
S.E. Civil, LLC
6827 Howells Ferry Road
(South side of Howells Ferry Road, 25'± East of Rachel Drive).
Planning Approval to allow a domiciliary care facility in an R-3, Multiple-Family District (Rezoning pending).

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

At its meeting on January 2, 2014, the Planning Commission considered for Planning Approval to allow a domiciliary care facility in an R-3, Multiple-Family District (Rezoning pending).

After discussion, it was decided to approve the above referenced Planning Approval subject to the following conditions:

- 1) **all parking spaces shall be a minimum of 9' x 18' including accessible parking spaces;**
- 2) **bumper stops should be depicted and provided for all designated parking spaces;**
- 3) **revisions to site plan to indicate a dumpster will be provided in compliance with Section 64-4.D.9. or a note on the plan stating that curbside pickup or some other service will be utilized;**
- 4) **revisions to site plan to depict a privacy fence that extends to the 25' minimum building setback line;**
- 5) **compliance with Traffic Engineering comments: "Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards."**
- 6) **compliance with Urban Forestry comments: "Property to be developed in compliance with state and local laws that pertain to tree preservation and**

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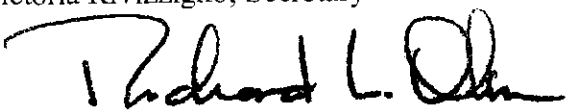
- protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).”;
- 7) compliance with Fire comments: “All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.” ;
 - 8) completion of the rezoning process; and
 - 9) full compliance with all other municipal and state codes.

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: Altapointe Health Systems, Inc.