

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 17, 2011

Medical Society of Mobile County, Inc.  
2701 Airport Boulevard  
Mobile, AL 36607

**Re: Case #SUB2011-00057 (Subdivision)**  
**Medical Society of Mobile County Subdivision, Re-subdivision of**  
2701 Airport Boulevard and 256 South Mobile Street  
(South side of Airport Boulevard, 155'± West of Grant Street).  
**Number of Lots / Acres:** 1 Lot / 0.7± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 5

Dear Applicant(s):

At its meeting on June 16, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **demolition of the existing single-family residence or approval of a PUD;**
- 2) **placement of a note on the Final Plat stating that the site is limited to the existing curb-cut to Airport, with the size, design, and exact location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **placement of a note on the Final Plat stating that the site is denied access to the South Mobile Street right-of-way;**
- 4) **retention of the 25-foot minimum building setback line and lot area size, in square feet, on the Final Plat; and,**
- 5) **placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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.

**Medical Society of Mobile County Subdivision, Re-subdivision of**

**June 17, 2011**

**Page 2**

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: Polysurveying of Mobile, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 17, 2011

Medical Society of Mobile County, Inc.  
2701 Airport Boulevard  
Mobile, AL 36607

**Re: Case #ZON2011-01299 (Rezoning)**  
**Medical Society of Mobile County Inc.**  
2701 Airport Boulevard and 256 South Mobile Street  
(South side of Airport Boulevard, 155'± West of Grant Street).  
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business  
District to eliminate split zoning.  
Council District 5

Dear Applicant(s):

At its meeting on June 16, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-1, Buffer Business District to eliminate split zoning.

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) **demolition of the existing single-family residence or approval of a PUD;**
- 3) **compliance with Traffic Engineering Comments: “Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Aisle widths are below the minimum standard of twenty-four feet and should be amended to meet the minimum width of twenty-four feet”, or the site plan approved for construction if not 24’;**
- 4) **full compliance with tree planting and landscaping area to include submission of a new landscaping plan and planting of any trees that may be required at redevelopment; and,**
- 5) **construction of a buffer compliant with Section 64-4.D.1. of the Zoning Ordinance along the Southern Property Line.**

The advertising fee for this application is **\$177.55**. 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.

**Medical Society of Mobile County Inc.**

**June 17, 2011**

**Page 2**

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Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.