

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 20, 2007

Franklin Primary Health Center, Inc.
Attn: Tommy Anderson
1555 Springhill Avenue
Mobile, AL 36604

Re: Case #SUB2007-00170 (Subdivision)
Franklin Primary Health Center Subdivision, Unit Two
1306, 1312, & 1316 Dr. Martin Luther King, Jr. Avenue
(Northeast corner of Dr. Martin Luther King Jr. Avenue and Peach Street).
1 Lot / 0.7± Acre

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

At its meeting on July 19, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the lot is limited to one curb-cut onto Dr. Martin Luther King, Jr. Avenue and one curb-cut onto Peach Street, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards; and**
- 2) revision of the plat to label the lot with its size in square feet.**

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 year, or the Tentative Approval will expire.

It is also requested that a digital copy 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.

Franklin Primary Health Center Subdivision, Unit Two
July 20, 2007
Page 2

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: Rester and Coleman Engineers, Inc.

MOBILE CITY PLANNING COMMISSION

CORRECTION

LETTER OF DECISION

April 21, 2008

Franklin Primary Health Center, Inc.
1555 Springhill Avenue
Mobile, AL 36604

Re: Case #ZON2007-01772 (Planned Unit Development)
Franklin Primary Health Center, Inc.
1306, 1312, & 1316 Dr. Martin Luther King, Jr. Avenue
(Northeast corner of Dr. Martin Luther King Jr. Avenue and Peach Street).
Planned Unit Development Approval to allow off-site parking for a medical clinic.

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

At its meeting on July 19, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow off-site parking for a medical clinic.

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

- 1) **placement of a note on the site plan stating that PUD approval is site plan specific, and that any changes to the site plan, including the existing health center facility, will require a new application to the Planning Commission;**
- 2) **revision of the site plan to depict parking area buffering in compliance with Section 64-6.A.3.i. of the Zoning Ordinance, where the proposed parking lot abuts or is across the street from residential zoning districts;**
- 3) **revision of the site plan to place the requirements of Section 64-6.A.3.c., *Lighting*, as a note on the site plan: “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.”**
- 4) **revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance for the proposed parking area;**
- 5) **revision of the site plan to depict a storm water detention area for the proposed parking area, if required;**

Franklin Primary Health Center, Inc.
April 21, 2008
Page 2

- 6) revision of the site plan for the proposed parking area to depict complete removal of any existing, unused curb-cuts, and provision of appropriate landscaping for those areas;**
- 7) revision of the site plan to direct pedestrian traffic from the proposed parking area to the intersection of Peach Street and Dr. Martin Luther King, Jr. Avenue for street crossing to the health center;**
- 8) provision of a revised PUD site plan (and parking area specific site plan) to the Planning Section of Urban Development prior to the signing of the final subdivision plat;**
- 9) full compliance with all other municipal codes and ordinances; and**
- 10) provision of an 8-foot high wooden privacy fence where the site abuts residentially-zoned property to the North and East.**

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: Rester and Coleman Engineers

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 20, 2007

Franklin Primary Health Center, Inc.
1555 Springhill Avenue
Mobile, AL 36604

Re: Case #ZON2007-01773 (Rezoning)
Franklin Primary Health Center, Inc.
1306, 1312, & 1316 Dr. Martin Luther King, Jr. Avenue
(Northeast corner of Dr. Martin Luther King Jr. Avenue and Peach Street).

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

At its meeting on July 19, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and B-1, Buffer Business District, to B-1, Buffer Business District, to allow a parking lot for a medical clinic.

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

- 1) the provision of an 8-foot high wooden privacy fence and residential adjacency buffers, as required by the Zoning Ordinance; and**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$119.35. 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: _____
Richard Olsen
Deputy Director of Planning