



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 20, 2015

The Medical Clinic Board of the City of Mobile  
3632 Dauphin St. Suite 101-B  
Mobile, AL 36608

**Re: 3719 Dauphin Street**  
(South side of Dauphin Street at West I-65 Service Road South).  
Council District 5  
**SUB2014-00162**  
**Springhill Memorial Subdivision, Resubdivision of Lot A**  
2 Lots / 10.9± Acres

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

At its meeting January 15, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Placement of a note on the final plat stated that Lots A1 and A2 are limited to their existing curb-cuts, with any changes to the size, design or location to be approved by Traffic Engineering, conform to AASHTO standards;**
- 2) **Approval of all applicable federal, state and local agencies regarding flood zone issues prior to the issuance of any permits or land disturbance activities**
- 3) **Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Label I-65 in the vicinity map. B. Show and label the MFFE (Minimum Finished Floor Elevation) LOT 1A. C. Label the monument set or found at each subdivision corner. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*);**
- 4) **Compliance with Traffic Engineering comments (*Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering*)**

**Springhill Memorial Subdivision, Resubdivision of Lot A**  
**January 20, 2015**

*and confirm to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*

- 5) **Compliance with Urban 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). );*
- 6) **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.); and*
- 7) **Provision of a revised PUD site plan prior to the signing of the final plat.**

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.

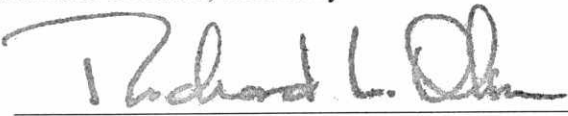
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

Cc: Rowe Surveying & Engineering Co., Inc.



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**Re: 3719 Dauphin Street**  
(South side of Dauphin Street at West I-65 Service Road South).  
Council District 5  
**ZON2014-02646**  
**Springhill Memorial Subdivision, Resubdivision of Lot A**  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

At its meeting on January 15, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, the Planning Commission approved the request subject to the following conditions:

- 1) Revision of the PUD site plan to include the entirety of the Orthopedic Center Subdivision lot, recorded in Map Book 101, Page 99, including the associated parking and landscape areas;
- 2) Revision of the PUD site plan parking calculations to include the loss of parking spaces due to the emergency room area modifications, and the additional parking provided via condition number 1;
- 3) If any new dumpsters are placed on the overall PUD site, or if existing dumpsters are relocated, they must comply with the enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance;
- 4) Compliance with Engineering comments (*1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot 1-6. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility*

**Springhill Memorial Subdivision, Resubdivision of Lot A PUD**  
**January 20, 2015**

*connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The proposed development must comply with all Engineering Department Policy Letters.);*

- 5) Compliance with Traffic Engineering comments (Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and confirm to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) Compliance with Urban 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).);*
- 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.); and*
- 8) Provision of a revised PUD site plan prior to the signing of the final plat.*

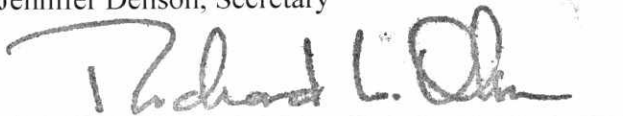
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

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