

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 7, 2008

Dennis Summerford
#5 Mobile Infirmary Circle
Mobile, AL 36607

Re: Case #SUB2008-00026 (Subdivision)
IHS Medical Park Subdivision
1721 Spring Hill Avenue
(South side of Spring Hill Avenue, 140'± West of Gilbert Street).
1 Lot / 1.3± Acres

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

At its meeting on March 6, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **illustration of the 25' minimum building setback line along Spring Hill Avenue;**
- 2) **placement of a note on the final plat stating that the site is limited to two curb cuts to Spring Hill Avenue, with the size, location and design of all curb cuts to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;**
- 3) **labeling of the lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 4) **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;**
- 5) **placement of a note on the final plat stating the provision of appropriate residential buffers required by Section 64-4.D.1. of the Zoning ordinance, such as a 6' wooden privacy fence or 10'-wide landscaped buffer are required; and**
- 6) **compliance with the Engineering Comments (*Need to analyze the receiving drainage system's ability to adequately handle the flow. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*)**

IHS Medical Park Subdivision

March 7, 2008

Page 2

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.

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: Marshall A. McLeod, P.L.S., L.L.C.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 7, 2008

Dennis Summerford
#5 Mobile Infirmary Circle
Mobile, AL 36607

Re: Case #ZON2008-00336 (Rezoning)
Infirmary Health System, Inc. (Dennis Summerford, Agent)
1721 Spring Hill Avenue
(South side of Spring Hill Avenue, 140'± West of Gilbert Street).
Rezoning from R-1, Single-Family Residential, and B-1, Buffer Business, to B-1,
Buffer Business, to eliminate split zoning in a commercial subdivision.

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

At its meeting on March 6, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and B-1, Buffer Business, to B-1, Buffer Business, to eliminate split zoning in a commercial subdivision.

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 site is limited to two curb cuts to Spring Hill Avenue, with the size, location and design of all curb cuts to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;**
- 2) **compliance with the landscaping and tree planting requirements of the Zoning Ordinance to the greatest extent practicable, to be coordinated with the Planning Section of Urban Development;**
- 3) **completion of the Subdivision process;**
- 4) **provision of appropriate residential buffers as required by Section 64-4.D.1. of the Zoning Ordinance, such as a 6' wooden privacy fence or 10'-wide landscaped buffer; and**
- 5) **full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$209.05. 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.

Infirmiry Health System, Inc. (Dennis Summerford, Agent)
March 7, 2008
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