



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 9, 2013

Providence Hospital
6801 Airport Boulevard
Mobile, AL 36685

Re: Case #SUB2013-00084 (Subdivision) (Holdover)
Providence Park Subdivision, POB West, North Addition
600 Providence Park Drive East
(West side of Providence Park East, 2/10'± South of Airport Boulevard).
3 Lots / 11.6± Acres

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

At its meeting on October 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Revision of the plat to depict and label setbacks from all existing and proposed streets for all three lots, where the lots are a minimum of 60-feet in width;
- 2) Revision of the plat to also include the lot size in square feet;
- 3) Placement of a note on the plat stating that Lot 1 is limited to its two existing curb-cuts to Providence Park Drive East, that Lots 2 and 3 are limited to one curb-cut each to Providence Park Drive East, with the size, design and location to be approved by Traffic Engineering and to comply with AASHTO standards;
- 4) Removal of the conflicting note stating that the setbacks are 25 feet;
- 5) Depiction and labeling of the "future development" area on the final plat;
- 6) 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;
- 7) Compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, bearings and distances). 2. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 3. Add a signature block for the Owner, Notary, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. 4. Provide a written legal description for the proposed*

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OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

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VICE-PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA LAMBERT

- subdivision and matching bearing and distance labels. 5. Provide and label the monument set or found at each subdivision corner. 6. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 7. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.);*
- 8) Compliance with Traffic Engineering comments (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 9) 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). Preservation status is to be given to the 53" Live Oak Tree located on the North West side of the proposed Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);
- 10) 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
- 11) Submission 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 travisz@cityofmobile.org.

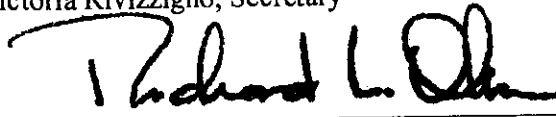
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: The Coleman Engineering Group of McCrory & Williams, Inc.
Citrin & Rihner Enterprises



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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 9, 2013

CITY CLERK
LISA LAMBERT

Providence Hospital
6801 Airport Boulevard
Mobile, AL 36685

Re: Case #ZON2013-02167 (Planned Unit Development)
Providence Hospital and Citrin & Rihner Enterprises
600 Providence Park East
(West side of Providence Park Drive East, (private street), 2/10± mile South of Airport Boulevard).
Planned Unit Development Approval to amend the conditions of a previously approved Planned Unit Development to allow the expansion of lots and parking area.

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

At its meeting on October 3, 2013, the Planning Commission considered for Planned Unit Development Approval to amend the conditions of a previously approved Planned Unit Development to allow the expansion of lots and parking area.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **Revision of the site plan to depict and label setbacks from all existing and proposed streets for all three lots, where the lots are a minimum of 60-feet in width;**
- 2) **Revision of the site plan to also include the lot size in square feet;**
- 3) **Revision of the site plan to depict existing and proposed sidewalks along Providence Park Drive East;**
- 4) **Verification that Lots 1 and 2 will each fully comply with the tree and landscape requirements of Section 64-4.E. of the Zoning Ordinance;**
- 5) **Compliance with Section 64-6.A.8. of the Zoning Ordinance, regarding Parking Lot Lighting;**
- 6) **All parking spaces must be a minimum of 9 x 18 feet, and any accessible parking spaces required by the applicable building code regulations include the appropriate signage, markings and access aisles;**
- 7) **Any new dumpsters placed on either lot proposed for new or expanded development must comply with Section 64-4.D.9. of the Zoning Ordinance regarding screening and connection to sanitary sewer, and all existing dumpsters should be labeled;**
- 8) **Compliance with Engineering comments (1) *Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility 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). The applicant must also contact ALDOT – Ninth Division to see if any ALDOT Permit s are required for this proposed project. 2) Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3) A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4) Must comply with all Engineering Department Policy Letters: a. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System); b. 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) ;c. 3-18-2004 Policy Letter (Additional subdivision street requirements));*
- 9) Compliance with Traffic Engineering comments (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
 - 10) 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). Preservation status is to be given to the 53" Live Oak Tree located on the North West side of the proposed Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);
 - 11) 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.);
 - 12) Submission of a revised PUD site plan prior to the signing of the final plat; and
 - 13) Full compliance with all other municipal codes and ordinances.

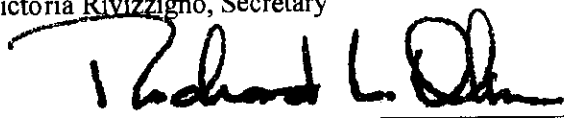
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

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