



## THE CITY OF MOBILE, ALABAMA

### MOBILE CITY PLANNING COMMISSION

#### LETTER OF DECISION

August 12, 2020

Thompson Engineering, Inc.  
2970 Cottage Hill Road, Suite 190  
Mobile, AL 36606

**Re: 1721 & 1725 Spring Hill Avenue**

(South side of Spring Hill Avenue, 140'± West of Gilbert Street).  
Council District 2

**PUD-001325-2020 (Planned Unit Development)**

**IHS Medical Park Subdivision, Phase 2**

Planned Unit Development approval to amend a previous Administrative Planned Unit Development to allow shared access and parking between building sites.

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

At its meeting on August 6, 2020, the Planning Commission considered the above referenced Planned Unit Development approval to amend a previous Administrative Planned Unit Development to allow shared access and parking between building sites.

**After discussion, the Planning Commission determined the following Findings of Fact for Approval:**

- a. The proposal promotes the objective of Flexibility (*to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations*), because it will allow the applicant to amend a previously approved Planned Unit Development allowing shared access between sites;
- b. The proposal promotes the objective of Efficient land use (*to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment*), because it will allow an additional development to further utilize their existing site without the need to develop a new site;
- c. The proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because now new public services will be required by the proposed parking spaces.

**IHS Medical Park Subdivision (PUD) PUD-001325-2020**  
**August 12, 2020**

**The Approval is subject to the following conditions:**

- 1) Obtain all associated permits for the proposed parking area including the submission of a compliant photometric plan; and**
- 2) Full compliance with all municipal codes and ordinances.**

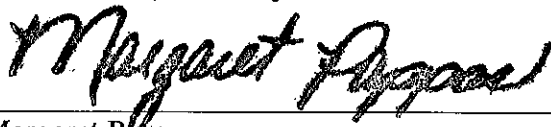
**Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.**

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:   
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Frank E. Leatherwood, III



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 12, 2020

Thompson Engineering, Inc.  
2970 Cottage Hill Rd, Suite 190, 2020  
Mobile, AL 36606

**Re: 1721 & 1725 Spring Hill Avenue**  
(South side of Spring Hill Avenue, 140'± West of Gilbert Street).  
Council District 2  
**SUB-001329-2020 (Subdivision)**  
**IHS Medical Park Subdivision, Phase 2**  
**Number of Lots / Acres: 1 Lot / 2.7± Acres**

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

At its meeting on August 6, 2020, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:**

- 1) Retention of the right-of-way width of Spring Hill Avenue;
- 2) Retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 3) Depiction of the 25-foot minimum building setback line along Spring Hill Avenue;
- 4) Compliance with Engineering comments: ***(FINAL PLAT COMMENTS)** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner and add to LEGEND. C. Check SURVEY NOTE #7 for the date of the FEMA maps. The new maps went into effect and are dated June 5, 2020. D. Clarify the line weight and type used for the easements and the tax parcel lines. They appear to be the same. E. Provide the Surveyor's and Owner's (notarized) signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #72) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 45,000 sf. G. Email a pdf copy*

August 12, 2020

*of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*

- 5) Placement of a note on the Final Plat stating the following Traffic Engineering comments: (Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. The site is limited to its existing curb cuts to Spring Hill Avenue with any changes to size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission);**
- 7) Compliance with Fire comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)); and**
- 8) Full compliance with all municipal codes and ordinances.**

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@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:



Margaret Rappas  
Deputy Director of Planning and Zoning

cc: Frank E. Leatherwood, III