



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 3, 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
SUB-001225-2020 (Subdivision)
IHS Medical Park Subdivision, Phase Two
Number of Lots / Acres: 1 Lot / 2.7± Acres
Engineer / Surveyor: Thompson Engineering

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

At its meeting on April 2, 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. The subdivision plat submitted should clearly indicate the boundary of the PROPOSED subdivision. Many of the lines on the plat have the same thickness and it's not clear which line is the boundary and which lines are existing improvements. C. Clarify if LOT 1 HIS Medical Park is included within the proposed subdivision. D. Clarify the need to show actual and record**

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bearing and distances along the north and south property lines of LOT 1 HIS Medical Park. E. Offsite improvements, if necessary, should be shown with lighter/thinner or dashed lines, or not shown. F. Many items shown within the boundary of LOT 1 are not labeled. Label all items or add them to the LEGEND. G. Many of the labels are illegible. H. Show and label the existing four (4) parcels within the proposed LOT 1. I. Show the correct existing recording information for the subdivisions on the south and west sides of LOT 1. Some subdivisions are not shown, some are shown as the wrong name, and some are just listed as LOT 2 or LOT 3 but no subdivision name. J. Why is only one (1) of the boundary segments shown with ACTUAL and RECORD bearing and distance? K. Provide Actual and Record bearing and distance information for the north property line and the south portion of the eastern property line of LOT 1. L. Provide and label the monument set or found at each subdivision corner. The northwest corner of LOT 1 does not have a monument shown. Is the REBAR shown a reference monument? M. Clarify the boundary along Springhill Ave. The plat shows there are two (2) monuments that were set but the subdivision boundary does not go through either one of them. N. Correct the boundary distance label for the western boundary line. Is it the distance to the existing rebar or to the nonexistent property corner? O. Delete subdivision note #2. This note is not appropriate for this subdivision plat. It states general information required for the drainage design. P. Delete Subdivision Note #7. This note refers to the wrong 1984 aerial photograph and it contains information that is not relevant to this proposed subdivision. Q. Delete the words "County and" from Survey Note @ 6. There are no County zoning, setback, or building regulations that pertain to this site. R. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. S. As shown on the 1984 aerial photo (FLIGHT 28 - #73) LOT 1 will receive 50,500 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. T. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. U. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. V. Add a note to the plat stating that all proposed and existing detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. W. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. X. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. Y. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the

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red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);

- 5) placement of a note on the Final Plat stating the following Traffic Engineering comments: *(Site is limited to existing curb cuts, with size, location and design of any changes to be approved by Traffic Engineering and conform to AASHTO standards. All 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 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 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.

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 Eppas
Deputy Director of Planning and Zoning

cc: Infirmary Health Systems, Inc.



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Thompson Engineering, Inc.
2970 Cottage Hill Road
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Re: **1721 & 1725 Spring Hill Avenue,**
(South side of Spring Hill Avenue, 140'± West of Gilbert Street).
Council District 2
PUD-001226-2020 (Planned Unit Development)
IHS Medical Park Subdivision, Phase Two

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


At its meeting on April 3, 2020, the Planning Commission considered the above referenced Planned Unit Development to allow shard access and parking between building sites.

After discussion, the Commission approved a holdover until the May 7th meeting to allow the applicant to submit a revised PUD application incorporating the property to the west. The revised PUD, with owner's authorization and additional mailing labels must be submitted via the online portal, CSS <https://www.buildmobile.org/customer-self-service/> by noon, Tuesday, April 7, 2020.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By:


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Infirmary Health Systems, Inc.