

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 22, 2008

Regions Financial Corporation  
250 Riverchase Parkway East, Suite 600  
Birmingham, AL 35244

**Re: Case #SUB2008-00162 (Subdivision)**  
**Regions Addition to Springhill Avenue Commercial Park Plat Subdivision**  
2720 Springhill Avenue  
(Northeast corner of Springhill Avenue and Bay Shore Avenue).  
1 Lot / 1.6± Acres

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

At its meeting on August 21, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat stating that the site is limited to one curb-cut onto Spring Hill Avenue and one curb-cut onto Bay Shore Avenue, with the size, design and location to be approved by Traffic Engineering and ALDOT, and in compliance with AASHTO standards;**
- 2) **compliance with Engineering comments (*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. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property*); and,**
- 3) **placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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.

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It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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](mailto:travisz@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Sain Associates

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 22, 2008

Regions Bank  
250 Riverchase Parkway, Ste. 600  
Birmingham, AL 35244

**Re: Case #ZON2008-01867 (Planned Unit Development)**  
**Regions Addition to Springhill Avenue Commercial Park Plat Subdivision**  
2720 Springhill Avenue  
(Northeast corner of Springhill Avenue and Bay Shore Avenue).  
Planned Unit Development Approval to allow two buildings on a single building site during construction of a new bank and demolition of the existing bank.

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

At its meeting on August 21, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site during construction of a new bank and demolition of the existing bank.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) **approval limited to the site plan as revised;**
- 2) **demolition of existing structure and all site improvements to be completed prior to the request for final Certificate of Occupancy;**
- 3) **compliance with Engineering comments (*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. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property*);**
- 4) **lighting of the site and parking area to comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 5) **submittal of revised plans for building permits that match the approved PUD plan.**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning