

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2009

Harry E. Myers, Jr.
3904 Yester Place
Mobile, Alabama 36608

Re: Case #SUB2009-00074 (Subdivision)
Executive Plaza Subdivision, Resubdivision of Lot 1
3812 Springhill Avenue
(North side of Springhill Avenue at the South terminus of McGregor Avenue
North).
1 Lot / 1.3± Acres

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

At its meeting on July 2, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 50' from the centerline of Spring Hill Avenue;**
- 2) **depiction of the minimum building setback line along Spring Hill Avenue as measured from any required dedication;**
- 3) **depiction of the minimum building setback line along the East side of the property as measured from the future right-of-way line of the proposed McGregor Avenue Extension;**
- 4) **placement of a note on the final plat stating that the site is limited to one curb cut to Spring Hill Avenue until such time that the McGregor Avenue Extension is constructed, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards;**
- 5) **placement of a note on the final plat stating that if the property adjacent to the East side of the site is deleted from the path of the proposed McGregor Avenue Extension, a compliant buffer is to be installed along that side;**
- 6) **revision of the plat to indicate the lot size in square feet and acres, after any required dedication, or the furnishing of a table on the plat providing the same information;**
- 7) **subject to the Engineering Comments: (Discharge from development will require either 100 yr detention with a 2 yr release rate, release agreement or private drainage easement. 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. Drainage from any newly constructed dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer), and**

- 8) execution of a Use Agreement with the City of Mobile for continued use of the Spring Hill Avenue frontage dedication area, or the provision of two (2) revised PUD site plans to the Planning Section of Urban Development to compensate for lost parking, landscaping and tree plantings within the dedicated frontage if the Agreement is not executed, prior to the signing of any Subdivision 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 (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.

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: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2009

Harry E. Myers, Jr.
3904 Yester Place
Mobile, Alabama 36608

Re: Case #ZON2009-01301 (Planned Unit Development)
Executive Plaza Subdivision, Resubdivision of Lot 1
3812 Springhill Avenue
(North side of Springhill Avenue at the South terminus of McGregor Avenue North).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on July 2, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) **on premise lighting must comply with Sections 64-4.A.2. and 64-4.A.3.c. of the Zoning Ordinance;**
- 2) **subject to the Engineering Comments: (Discharge from development will require either 100 yr detention with a 2 yr release rate, release agreement or private drainage easement. 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. Drainage from any newly constructed dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer);**
- 3) **full compliance with all other municipal codes and ordinances; and execution of a Use Agreement with the City of Mobile for continued use of the Spring Hill Avenue frontage dedication area, or the provision of two (2) revised PUD site plans to the Planning Section of Urban Development to compensate for lost parking, landscaping and tree plantings within the dedicated frontage if the Agreement is not executed, prior to the signing of any Subdivision plat.**

Executive Plaza Subdivision, Resubdivision of Lot 1

July 6, 2009

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.