

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 8, 2012

Pinebrook Investment  
161 West I-65 Service Road North  
Mobile, AL 36608

**Re: Case #ZON2012-01139**  
**Pinebrook Investment**  
3960 Airport Boulevard  
(Northwest corner of Airport Boulevard and McGregor Avenue South)  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow the reconfiguration of access ways and traffic  
patterns.  
Council District 5

Dear Applicant(s):

At its meeting on June 7, 2012, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow the reconfiguration of access ways and traffic patterns.

Based on assurance from the Traffic Engineer that a traffic signal can be placed on Airport Boulevard, but numerous details of access locations and circulation must be worked out and the Traffic Impact Study be revised to reflect the final site plan and after discussion, it was decided to **conceptually** approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **submission of an application for Final Approval to the Planning Commission of a final site plan reflecting compliance with Traffic Engineering Comments, and traffic impact study that has been approved by the Traffic Engineer;**
- 2) **submission of a subdivision application to incorporate the metes and bounds parcels into a legal lot(s) of record (as the site is split zoned, lot lines may follow zoning district lines, or rezoning application may be submitted to make the site one zoning classification);**
- 3) **final site plan and Subdivision plat to reflect 12' dedication along McGregor that was previously required, but never finalized;**
- 4) **no permits to be issued until Final Approval is granted; and,**
- 5) **full compliance with all municipal codes and ordinances.**

**Pinebrook Investment**

**June 8, 2012**

**Page 2**

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: Clark, Geer, Latham & Associates