

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2012

EGM Properties, LLC
1617 Industrial Park Circle
Mobile, AL 36693

Re: Case #ZON2012-00388

EGM Properties, LLC

1617 Industrial Park Circle and 3748 Industrial Park Drive
(North side of Industrial Park Drive, 525'± West of Varner Drive and extending
West to the East side of Industrial Park Circle, 175'± North of Industrial Park
Drive)

Planned Unit Development Approval to amend a previously approve Planned Unit
Development to allow multiple buildings on a single business site, and shared
access and parking between two building sites.

Council District 4

Dear Applicant(s):

At its meeting on March 1, 2012, the Planning Commission considered for Planned Unit
Development the site plan to allow multiple buildings on a single business site, and
shared access and parking between two building sites.

After discussion, it was decided to hold the matter over until the April 5, 2012, meeting,
with revisions due by March 16, 2012, so that the following revisions to the site plan can
be made:

- 1) revision of the site plan to depict a zero or 5-foot setback from the common property line of the proposed building addition;**
- 2) revision of the site plan to depict a 25-foot building setback line from Industrial Park Circle;**
- 3) revision of the site plan to depict any storage structures or outside storage areas in use, so that staff can determine if they impact circulation, parking or landscape areas;**
- 4) revision of the site plan to accurately depict the “as-built” condition of existing tree, landscape, parking and fencing for the site, or the “as will be built” condition;**

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- 5) revision of the site plan to depict and label a barrier sufficient to prevent parking in the storm water detention area; and,
- 6) revision of the site plan to depict handicap parking and other site improvements to comply with any applicable requirements of the Americans with Disabilities Act.

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 and Associates