

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 22, 2009

Regions Financial Corporation
250 Riverchase Parkway, Suite 600
Birmingham, Alabama 35244

Re: Case #ZON2009-01209 (Planned Unit Development)
Regions Financial Corporation
3950 Airport Boulevard
(Northwest corner of Airport Boulevard and McGregor Avenue South).
Planned Unit Development Approval to allow shared access and parking between
two building sites.

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

At its meeting on May 21, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between two building sites.

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

- 1) **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. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*)**;
- 2) **site limited to the curb-cuts as depicted, subject to approval by Traffic Engineering;**
- 3) **dedication to the City by deed of 12-feet of right-of-way along McGregor Avenue, as depicted on the site plan, to be completed prior to issuance of the final Certificate of Occupancy;**
- 4) **revision of the site plan to depict and label drive-through lane width, curb-to-curb, as 9-feet, typical;**
- 5) **revision of the site plan to eliminate reverse flow on the North side of the bank, changing both lanes to be one-way, Westbound, with appropriate arrows, striping and signage indicated on the plan;**

- 6) revision of the site plan to depict the Board of Adjustment approved tree and landscape plan, if approved, or application for new PUD approval depicting full compliance with the requirements of the Zoning Ordinance;**
- 7) revision of the site plan to depict a sidewalk along the Airport Boulevard frontage, if possible for design to comply with COM and ADA standards, with location and design to be approved by Engineering, Traffic Engineering and Planning;**
- 8) revision of the site plan to depict and label any dumpsters, or placement of a note on the site plan stating how the site will be serviced;**
- 9) full compliance with all municipal codes and ordinances; and**
- 10) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the submittal of plans for land disturbance or building permits.**

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: Sain Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 22, 2009

Regions Financial Corporation
250 Riverchase Parkway, Suite 600
Birmingham, Alabama 35244

Re: Case #ZON2009-01210 (Sidewalk Waiver)
Regions Financial Corporation
3950 Airport Boulevard
(Northwest corner of Airport Boulevard and McGregor Avenue South).
Request to waive construction of a sidewalk along Airport Boulevard and
McGregor Avenue South.

Dear Applicant(s):

At its meeting on May 21, 2009, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve this request for a sidewalk waiver along the McGregor Avenue frontage to waive construction of a sidewalk.

Construction of a sidewalk is required along the Airport Boulevard frontage, if possible for design to comply with COM and ADA standards, with location and design to be approved by Engineering, Traffic Engineering and Planning.

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