

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2007

Greeno Properties North II, LTD
3374-B Moffett Road
Mobile, AL 36607

Re: Case #ZON2007-00401 (Rezoning)
Greeno Properties North II, Ltd.
6575 Airport Boulevard
(South side of Airport Boulevard, 675' + East of Providence Hospital Drive).

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

At its meeting on March 1, 2007, the Planning Commission considered your request for a change in zoning from B-3, Community Business District (with conditions) to B-3, Community Business District, to allow a retail shopping center.

After discussion it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- 1) completion of the subdivision process prior to the issuance of any permits;**
- 2) Preservation status is to be given to the 60" Live Oak Tree located on the North side of Lot 1 and the 60" Live Oak Tree located on the South side of Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. All Live Oak Trees 24" DBH and larger require permits from Urban Forestry prior to pruning or removal;**
- 3) any changes to Airport Boulevard are subject to final approval by Traffic Engineering; and**
- 4) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$199.00. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Greeno Properties North II, LTD
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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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2007

Greeno Properties North II, LTD
3374-B Moffett Road
Mobile, AL 36607

Re: Case #SUB2007-00025 (Subdivision)
West Airport Boulevard Center Subdivision
6575 Airport Boulevard
(South side of Airport Boulevard, 675' + East of Providence Hospital Drive).
3 Lots / 19.8+ Acres

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

At its meeting on March 1, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the development is limited to a maximum of two access points to Airport Boulevard, size, location and design to be approved by the Traffic Engineering Department;**
- 2) placement of a note on the final plat stating Lots 2 & 3 are denied direct access to Airport Boulevard; and**
- 3) placement of a note on the final plat stating that Preservation status is to be given to the 60" Live Oak Tree located on the North side of Lot 1 and the 60" Live Oak Tree located on the South side of Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. All Live Oak Trees 24" DBH and larger require permits from Urban Forestry prior to pruning or removal.**

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.

West Airport Boulevard Center Subdivision
March 2, 2007
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It is also requested that a digital copy 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: Kimley-Horn and Associates Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

CORRECTION LETTER

March 7, 2007

Greeno Properties North II, LTD
3374-B Moffett Road
Mobile, AL 36607

Re: Case #ZON2007-00402 (Planned Unit Development)
West Airport Boulevard Center Subdivision
6575 Airport Boulevard
(South side of Airport Boulevard, 675' + East of Providence Hospital Drive).

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

At its meeting on March 1, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between three building sites.

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

- 1) completion of the subdivision process prior to the issuance of any permits;**
- 2) Preservation status is to be given to the 60" Live Oak Tree located on the North side of Lot 1 and the 60" Live Oak Tree located on the South side of Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. All Live Oak Trees 24" DBH and larger require permits from Urban Forestry prior to pruning or removal;**
- 3) any changes to Airport Boulevard are subject to final approval by Traffic Engineering, ;**
- 4) that the final building will be substantially the same as presented to the Planning Commission and the public in terms of size, style and design;**
- 5) installation of fiber optic cables from Hillcrest to Cody Road, to be completed prior to the issuance of any Certificates of Occupancy;**
- 6) Any intersection improvement (including signalization) and median modifications be completed prior to issuance of CO; and**
- 7) full compliance with all municipal codes and ordinances.**

West Airport Boulevard Center Subdivision
March 7, 2007
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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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning