

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

SSR, LLC
Attn: Steven Ramsay
1640 W. Sugar Creek Drive
Mobile, AL 36695

Re: Case #SUB2008-00057
South Schillinger Commercial Park Subdivision, Phase Two
880 and 930 Schillinger Road South
(West side of Schillinger Road South, 835'± North of the West terminus of Hitt Road).
4 Lots / 30.5± Acres

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

At its meeting on June 5, 2008, the Planning Commission approved the above referenced subdivision subject to the following condition:

- 1) the placement of a note on the Final Plat requiring a Traffic Impact Study prior to additional development of Lots 2A and 3A.**

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.

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.

South Schillinger Commercial Park Subdivision, Phase Two
June 6, 2008
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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

SSR, LLC
Attn: Steven Ramsay
1640 W. Sugar Creek Drive
Mobile, AL 36695

Re: Case #ZON2008-01444 (Planned Unit Development)
South Schillinger Commercial Park Subdivision, Phase Two
880 and 930 Schillinger Road South
(West side of Schillinger Road South, 835'+ North of the West terminus of Hitt Road).
Planned Unit Development Approval to allow a private street commercial subdivision.

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

At its meeting on June 5, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow a private street commercial subdivision.

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

- 1) inclusion of a narrative giving a detailed description of the use of the existing building;**
- 2) inclusion of calculations for site coverage, parking ratios based on internal uses of buildings, and for landscaping and trees of the existing development on Lot 2A;**
- 3) depiction of parking, internal circulation, dumpster location (if any), truck loading/unloading (if any), and storm water detention (if any);**
- 4) the placement of a note on the site plan requiring a Traffic Impact Study prior to the additional development of Lots 2A and 3A;**
- 5) compliance with the Sign Regulations of the Zoning Ordinance for any signs located on the existing freestanding sign within the private street; and**
- 6) submittal of two copies of the revised site plan to indicate all improvements based on the preceding conditions.**

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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning