

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 19, 2008

Thomas E. Latham  
762 Downtowner Loop, West  
Mobile, AL 36609

**Re: Case#SUB2008-00255 (Subdivision)**  
**Saint Augustine Subdivision, Resubdivision**  
3953 Springhill Avenue  
(Southwest corner of Springhill Avenue and North McGregor Avenue).  
2 Lots / 1.3± Acres

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

At its meeting on December 18, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) labeling of all detention/retention areas, and placement of a note on the site plan and Final Plat stating that maintenance of detention/retention areas is the responsibility of the property owners;**
- 2) full compliance with the Tree Planting requirements of the Ordinance;**
- 3) placement of a note on the site plan and Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 4) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat; and**
- 5) full compliance with all other municipal codes and ordinances.**

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](mailto:travisz@cityofmobile.org).

**Saint Augustine Subdivision, Resubdivision**  
**December 19, 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**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Clarke, Geer, Latham & Associates, Inc.  
Most Reverend Thomas J. Rodi, Archbishop of Mobile

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 19, 2008

Thomas E. Latham  
762 Downtowner Loop, W.  
Mobile, AL 36609

**Re: Case #ZON2008-02823 (Planned Unit Development)**  
**Saint Augustine Subdivision, Resubdivision**  
3953 Springhill Avenue  
(Southwest corner of Springhill Avenue and North McGregor Avenue).  
Planned Unit Development Approval to allow shared access and parking between  
two building sites.

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

At its meeting on December 18, 2008, 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) labeling of all detention/retention areas, and placement of a note on the site plan and Final Plat stating that maintenance of detention/retention areas is the responsibility of the property owners;**
- 2) full compliance with the Tree Planting requirements of the Ordinance;**
- 3) placement of a note on the site plan and Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 4) the provision that if a dumpster is provided, it must meet the setback and buffering requirements of the Ordinance;**
- 5) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat; and**
- 6) full compliance with all other municipal codes and ordinances.**

**Saint Augustine Subdivision, Resubdivision**  
**December 19, 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**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning