

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

Regions Financial Corporation
250 Riverchase Parkway East, Suite 600
Birmingham, AL 35244

Re: Case #SUB2008-00162 (Subdivision)
Regions Addition to Springhill Avenue Commercial Park Plat Subdivision
2720 Springhill Avenue
(Northeast corner of Springhill Avenue and Bay Shore Avenue).
1 Lot / 1.6± Acres

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

At its meeting on August 7, 2008, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the August 21 meeting, with the following revisions due by August 13:

- 1) revision of the site plan and plat to reflect dedication as necessary of right-of-way along Spring Hill Avenue to provide 50-feet from centerline; and**
- 2) revision of the site plan and plat to reflect dedication as necessary for the corner radius at the intersection of Spring Hill Avenue and Bay Shore Avenue.**

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: Sain Associates

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

Regions Bank
250 Riverchase Parkway, Ste. 600
Birmingham, AL 35244

Re: Case #ZON2008-01867 (Planned Unit Development)
Regions Addition to Springhill Avenue Commercial Park Plat Subdivision
2720 Springhill Avenue
(Northeast corner of Springhill Avenue and Bay Shore Avenue).
Planned Unit Development Approval to allow two buildings on a single building site during construction of a new bank and demolition of the existing bank.

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

At its meeting on August 7, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site during construction of a new bank and demolition of the existing bank.

After discussion, it was decided to holdover this plan until the August 21 meeting, with the following revisions due by August 13:

- 1) **revision of the site plan and plat to reflect dedication as necessary of right-of-way along Spring Hill Avenue to provide 50-feet from centerline;**
- 2) **revision of the site plan and plat to reflect dedication as necessary for the corner radius at the intersection of Spring Hill Avenue and Bay Shore Avenue;**
- 3) **revision of the site plan to depict and label any surface detention area, if required;**
- 4) **revision of the site plan to depict full compliance with the tree and landscaping requirements of the Zoning Ordinance, clearly indicating compliance with frontage tree and frontage landscape requirements, as well as the vegetative buffer or 6-foot high privacy fence between the site and the multi-family development to the North; and**
- 5) **revision of the site plan to provide a sidewalk to the public sidewalk, near the bus stop shelter and intersection corner.**

Regions Addition to Springhill Avenue Commercial Park Plat Subdivision
August 8, 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