

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 5, 2009

Harry E. Myers, Jr.
3904 Yester Place
Mobile, Alabama 36608

Re: Case #SUB2009-00074 (Subdivision)
Executive Plaza Subdivision, Resubdivision of Lot 1
3812 Springhill Avenue
(North side of Springhill Avenue at the South terminus of McGregor Avenue
North).
1 Lot / 1.3± Acres

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

At its meeting on June 4, 2009, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until July 2nd, with revisions due by June 15th, to allow the applicant to address the following:

- 1) **revision of the plat to indicate the dedications which would be required along Spring Hill Avenue and the proposed McGregor Avenue Extension;**
- 2) **revision of the plat to depict the 25' minimum building setback line along both street frontages following any required dedications; and**
- 3) **revision of the plat to indicate the lot size in square feet and acres, after any required dedication, or the furnishing of a table on the plat providing the same information.**

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: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 5, 2009

Harry E. Myers, Jr.
3904 Yester Place
Mobile, Alabama 36608

Re: Case #ZON2009-01301 (Planned Unit Development)
Executive Plaza Subdivision, Resubdivision of Lot 1
3812 Springhill Avenue
(North side of Springhill Avenue at the South terminus of McGregor Avenue North).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on June 4, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to holdover this plan until the July 2nd with revisions due by June 15th, to allow the applicant to address the following:

- 1) revision of the site plan to indicate the buildable site after any required dedications along Spring Hill Avenue and the proposed McGregor Avenue Extension;
- 2) revision of the site plan to indicate a dumpster or waste receptacle with proper screening, setbacks and vehicular access/maneuvering, or the placement of a note on the site plan that there will be no on-site waste pick-up and only curb-side pick-up;
- 3) revision of the site plan to indicate a buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residentially zoned properties to the North and West; and
- 4) revision of the site plan to compensate for the loss of existing parking, landscaping and tree plantings toward Spring Hill Avenue due to any required dedication and to satisfy the Traffic Engineering concerns relating to the parallel parking, and to show any further expanded parking area needed for site area lost to dedication requirements.

Executive Plaza Subdivision, Resubdivision of Lot 1

June 5, 2009

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.