

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 4, 2007

McMae Venture, LLC & Georgetown Partners, LLC  
568 Western Drive  
Mobile, AL 36607

**Re: Case #ZON2007-01163 (Planning Approval)**  
**MacMae Venture, LLC & Georgetown Partners, LLC**  
2789 MacMae Drive  
(South terminus of MacMae Drive).

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

At its meeting on May 3, 2007, the Planning Commission considered for Planning Approval the site plan to allow heavy distribution (gross floor area more than 40,000 square feet) in a B-3, Community Business District.

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

- 1) completion of the Subdivision process for the “Willard Court” plat approved at the April 19, 2007 meeting of the Planning Commission, prior to the issuance of any permits for site development, and revision of the legal description on the site plan to reflect the recorded plat;**
- 2) placement of a note on the site plan stating that the site is denied access to Belvedere Circle East;**
- 3) placement of a note on the site plan stating that the site is limited to one curb-cut onto MacMae Drive, with the size, design and location to be approved by Traffic Engineering and conform with AASHTO standards;**
- 4) correction of the parking calculations on the site plan;**
- 5) revision of the site plan to fully comply with the tree and landscaping requirements of the Zoning Ordinance, including the provision of additional understory trees required by Section 64-4.E.3.b.(1). *Parking lot requirements*, if necessary;**
- 6) placement of a note on the site plan stating that the 10-foot buffer area shall be landscaped or left in its natural state;**
- 7) compliance with the site and parking area lighting requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 8) provision of the 6-foot high privacy fence, as depicted on the site plan;**

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- 9) provision of two (2) revised site plans (one for Planning Approval, one for PUD approval) to the Planning Section of Urban Development prior to the request of building or site development permits; and**
- 10) full compliance with all other municipal codes and ordinances.**

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**

May 4, 2007

McMae Venture, LLC & Georgetown Partners, LLC  
568 Western Drive  
Mobile, AL 36607

**Re: Case #ZON2007-01162 (Planned Unit Development)**  
**MacMae Venture, LLC & Georgetown Partners, LLC**  
2789 MacMae Drive  
(South terminus of MacMae Drive).

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

At its meeting on May 3, 2007, 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) completion of the Subdivision process for the “Willard Court” plat approved at the April 19, 2007 meeting of the Planning Commission, prior to the issuance of any permits for site development, and revision of the legal description on the site plan to reflect the recorded plat;**
- 2) placement of a note on the site plan stating that the site is denied access to Belvedere Circle East;**
- 3) placement of a note on the site plan stating that the site is limited to one curb-cut onto MacMae Drive, with the size, design and location to be approved by Traffic Engineering and conform with AASHTO standards;**
- 4) correction of the parking calculations on the site plan;**
- 5) revision of the site plan to fully comply with the tree and landscaping requirements of the Zoning Ordinance, including the provision of additional understory trees required by Section 64-4.E.3.b.(1). *Parking lot requirements*, if necessary;**
- 6) placement of a note on the site plan stating that the 10-foot buffer area shall be landscaped or left in its natural state;**
- 7) compliance with the site and parking area lighting requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 8) provision of the 6-foot high privacy fence, as depicted on the site plan;**
- 9) provision of two (2) revised site plans (one for Planning Approval, one for**

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**May 4, 2007**  
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**PUD approval) to the Planning Section of Urban Development prior to the  
request of building or site development permits; and  
10) full compliance with all other municipal codes and ordinances.**

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