

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 21, 2008

Larry E. & Brigitte Emrich
11475 Byrnewood Road East
Theodore, AL 36582

Re: Case #SUB2008-00069 (Subdivision)
Downtown West Subdivision, Unit Six, Resubdivision of Lots 34, 35, 36 & 37,
Resubdivision of Lots 1 & 2
4344 Downtowner Loop South
(North side of Downtowner Loop South, 300'± East of Downtowner Loop West).
1 Lot / 1.3± Acres

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

At its meeting on April 17, 2008, the Planning Commission approved the above referenced subdivision subject to the following condition:

1) placement of a note on the Final Plat limited the development to one curb cut, with the size, design and location to be approved by Traffic engineering and conform to AASHTO standards.

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 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.

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**

April 21, 2008

Larry E. & Brigitte Emrich
11475 Byrnewood Road East
Theodore, AL 36582

Re: Case #ZON2008-00890 (Planned Unit Development)
Downtown West Subdivision, Unit Six, Resubdivision of Lots 34, 35, 36 & 37,
Resubdivision of Lots 1 & 2
4344 Downtowner Loop South
(North side of Downtowner Loop South, 300'± East of Downtowner Loop West).
Planned Unit Development Approval to allow two buildings on a single building site.

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

At its meeting on April 17, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

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 proposed building and a timetable for expansion;**
- 2) inclusion of calculations for site coverage, parking ratios based on internal uses of buildings, and for landscaping and trees;**
- 3) depiction of parking, internal circulation, dumpster location (if any), truck loading/unloading (if any), and storm water detention (if any); and,**
- 4) submittal of two copies of the revised site plan to indicate all improvements based on the preceding conditions.**

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.