

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

Merrill P. Thomas
3280 Dauphin Street, Ste. C-140
Mobile, AL 36606

Re: Case #ZON2007-02721 (Planned Unit Development)
University Square Subdivision, Resubdivision of Lot 1, and Western Hills
Extension Subdivision, Resubdivision of Lot 4
5821 and 5827 Old Shell Road
(South side of Old Shell Road, 315'± West of Long Street).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow two buildings on a single building site and shared
access and parking between multiple building sites.

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

At its meeting on December 6, 2007, the Planning Commission considered for Planned
Unit Development the site plan to allow two buildings on a single building site and
shared access and parking between multiple building sites.

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

- 1) **relocation of the property line to the North as indicated in the meeting;**
- 2) **submission and approval of a rezoning application for what will become the split zoned property to the South;**
- 3) **submission of documentation of the prescriptive easement as stated at the meeting;**
- 4) **limited to existing curb cuts, as may need to be modified and agreed to at the meeting; and**
- 5) **submission of a revised site plan illustrating revisions to building, parking as discussed at the meeting, and including information regarding spaces occupied by existing tenants and parking required/provided.**

**University Square Subdivision, Resubdivision of Lot 1, and Western Hills Extension
Subdivision, Resubdivision of Lot 4
December 7, 2007
Page 2**

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**

December 7, 2007

University Square, L.L.C.
3280 Dauphin Street, Ste. C-140
Mobile, AL 36606

Re: Case #SUB2007-00299 (Subdivision)
University Square Subdivision, Resubdivision of Lot 1, and Western Hills
Extension Subdivision, Resubdivision of Lot 4
5821 Old Shell Road and 5812 Waltman Lane
(South side of Old Shell Road, 315'± West of Long Street, extending to the North
side of Waltman Lane [private drive] at its West terminus).
3 Lots / 2.5± Acres

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

At its meeting on December 6, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **relocation of the property line to the North as indicated in the meeting;**
- 2) **submission and approval of a rezoning application for what will become the split zoned property to the South;**
- 3) **submission of documentation of the prescriptive easement as stated at the meeting; and**
- 4) **limited to existing curb cuts, as may need to be modified and agreed to at the meeting.**
- 5) **provision of revised PUD site prior to signing of final plat: and**
- 6) **labeling of each lot with its size in square feet.**

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.

**University Square Subdivision, Resubdivision of Lot 1, and Western Hills Extension
Subdivision, Resubdivision of Lot 4
December 3, 2007
Page 2**

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: McCrory and Williams
Deborah Leonard