

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2005

The Mitchell Company
Colonial Bank Centre
P.O. Box 160306
Mobile, AL 36608

Re: Case #ZON2005-01583 (Planned Unit Development)

Legacy Shopping Center Subdivision

West side of Du Rhu Drive, 235' ± North of Dauphin Street.

Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on August 19, 2005, 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 approve this plan subject to the following conditions:

- 1) **proposed improvements as referenced in the Dauphin Street at DuRhu Drive Traffic Study be completed prior to the issuance of any CO's for the project;**
- 2) **Minimum required widths for driveways with two-way traffic and separate right and left turn lanes are thirty-six feet. The minimum width for a one-way drive with separate right and left turn lanes is twenty-four feet. Changes should be made in the existing driveways to accommodate these minimums. All one-way traffic circulation and turn lanes should be signed and marked according to MUTCD standards;**
- 3) **provision of a 6' (minimum) privacy fence where the site is adjacent to residentially zoned or developed properties; and**
- 4) **full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings, and provision of sidewalks.**

Legacy Shopping Center Subdivision
August 19, 2005
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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
Victor McSwain, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2005

The President and Trustees of Spring Hill College
4000 Dauphin Street
Mobile, AL 36608

Re: Case #SUB2005-00168 (Subdivision)
Legacy Shopping Center Subdivision
West side of Du Rhu Drive, 235'± North of Dauphin Street.
1 Lot / 9.4± Acres

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

At its meeting on August 18, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) proposed improvements as referenced in the Dauphin Street at DuRhu Drive Traffic Study be completed prior to the issuance of any CO's for the project;**
- 2) size, location and design of curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) provision of a buffer in compliance with Section V.A.7 of the Subdivision Regulations; and**
- 4) provision of sidewalks along public street frontage.**

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 olsen@cityofmobile.org.

Legacy Shopping Center Subdivision
August 18, 2005
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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
Victor McSwain, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.