

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 19, 2003

Philip G. Burton
4614 Channing Court
Mobile, AL 36608

Re: Case #ZON2003-02772
McGregor Manor Subdivision, Resubdivision of Lots 1 & 2
157 North McGregor Avenue (West side of McGregor Avenue, 100'± North of Austill Lane).

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

At its meeting on December 18, 2003, 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) completion of the rezoning process;
- (2) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (3) that the tree plantings be overstory to the greatest degree possible, to be coordinated with Urban Forestry;
- (4) provision of an eight-foot high fence or wall along the North and West property lines (location and design within 20-feet of McGregor Avenue to be coordinated with approved by Traffic Engineering and Urban Development);
- (5) provision of a sidewalk along McGregor Avenue; and
- (6) full compliance with all 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
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II