

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 21, 2006

Greeno Properties North II, LTD  
3478 Moffett Rd.  
Mobile, AL 36607

**Re: Case #ZON2006-02544 (Planned Unit Development)**  
**West Airport Boulevard Center Subdivision**  
6575 Airport Boulevard  
(South side of Airport Boulevard, 675'± East of Providence Hospital Drive).  
Planned Unit Development Approval to allow

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

At its meeting on December 7, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between three building sites.

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

- 1) Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit;**
- 2) Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any changes to Airport Boulevard are subject to approval by Traffic Engineering. Any intersection improvement (including signalization) and median modifications, as recommended by Traffic Engineering and installation of fiber optic cables from Hillcrest to Cody Road, to be completed prior to the issuance of any Certificates of Occupancy;**
- 3) Preservation status is to be given to the 60" Live Oak Tree located on the North side of Lot 1 and the 60" Live Oak Tree located on the South side of Lot 1. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.;**
- 4) completion of the subdivision process;**
- 5) provision of a 8-foot privacy fence along the south and East property lines, where the site abuts residential properties;**
- 6) the provision of a 10-foot buffer planting strip, or an 8-foot wooden privacy fence beginning at the southwest corner and extending**

**West Airport Boulevard Center Subdivision**  
**December 21, 2006**  
**Page 2**

- northwardly along the west property line for approximately 200-feet  
where the site adjoins the residential facility to the west;**
- 7) full compliance with all municipal codes and ordinances; and**
- 8) that the final building will be substantially the same as presented to the  
Planning Commission and the public in terms of size, style and design.**

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 21, 2006

Greeno Properties North II, LTD  
3478 Moffett Rd.  
Mobile, AL 36607

**Re: Case #SUB2006-00287 (Subdivision)**  
**West Airport Boulevard Center Subdivision**  
6575 Airport Boulevard  
(South side of Airport Boulevard, 675'± East of Providence Hospital Drive).  
3 Lots / 19.8± Acres

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

At its meeting on December 21, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit;**
- 2) Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any changes to Airport Boulevard are subject to approval by Traffic Engineering. Any intersection improvement (including signalization) and median modifications, as recommended by Traffic Engineering and installation of fiber optic cables from Hillcrest to Cody Road, to be completed prior to the issuance of any Certificates of Occupancy;**
- 3) the provision of a note on the final Plat stating that preservation status is to be given to the 60" Live Oak Tree located on the North side of Lot 1 and the 60" Live Oak Tree located on the South side of Lot 1. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.;**
- 4) provision of a 8-foot privacy fence along the south and East property lines, where the site abuts residential properties;**
- 5) the provision of a 10-foot buffer planting strip, or an 8-foot wooden privacy fence beginning at the southwest corner and extending northwardly along the west property line for approximately 200-feet where the site adjoins the residential facility to the west; and**
- 6) full compliance with all municipal codes and ordinances.**

**West Airport Boulevard Center Subdivision**  
**December 21, 2006**  
**Page 2**

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](mailto:travisz@cityofmobile.org).

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: Kimley-Horn and Associates Inc.