

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 8, 2011

Ashland Station LLC
P.O. Box 9669
Mobile, AL 36691

Re: Case #ZON2011-00668

Ashland Place, LLC & Queen G's Café

2518, 2524, 2534, 2536, and 2540 Old Shell Road and 153 North Florida Street
(Northeast corner of Old Shell Road and North Florida Street and West side of
Florida Street 240'± North of Old Shell Road).

Planned Unit Development Approval to amend a previously approved Planned
Unit Development to reconfigure the parking lot to allow a yogurt shop.
Council District 1

Dear Applicant(s):

At its meeting on April 7, 2011, the Planning Commission considered for Planned Unit
Development Approval to amend a previously approved Planned Unit Development to
reconfigure the parking lot to allow a yogurt shop.

After discussion, it was decided to approve the above referenced Planned Unit
Development subject to the following conditions:

- 1) any re-striping and directional modification of the parking and circulation areas must be completed prior to any temporary or final certificate of occupancy for the proposed yogurt shop, and a site plan must be submitted as part of the permitting process;**
- 2) no existing landscape or tree plantings shall be removed for the proposed parking area modifications;**
- 3) placement of signage on the main site stating that additional parking is available off-site, and placement of signage at the off-site location stating that it is additional parking for the Ashland Place development, prior to any temporary or final certificate of occupancy for the proposed yogurt shop;**
- 4) provision of parking bumpers for those parking spaces abutting right-of-way, and depiction of the bumpers on any site plan submitted for the permitting process;**

Ashland Place, LLC & Queen G's Cafe

April 8, 2011

Page 2

- 5) provision of a 6' privacy fence along the West property line of the parking lot located on the West side of Florida Street; and,
- 6) compliance with Engineering comments: *(Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.)*

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: Queen G Café LLC
M. Don Williams