

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 23, 2009

Aubrey Hill
608 S. Broad Street
Mobile, Alabama 36603

Re: Case #ZON2008-03141
Aubrey Hill
610 South Broad Street
(Northwest corner of South Broad Street and Montgomery Street).
Planned Unit Development Approval to allow two buildings on a single building site.

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

At its meeting on January 22, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

After discussion, it was decided to holdover this plan until the February 19th meeting, with revisions due by February 2nd, so that the following revisions to the site plan can be made:

- 1) **redesign of the site to accommodate and depict the required 10-foot residential adjacency buffer, as required by Section 64-4.D.1. of the Zoning Ordinance;**
- 2) **revision of the parking area to provide adequate maneuvering area for the last two parking spaces;**
- 3) **revision of the parking area to ensure the proposed handicap space meets International Building Code requirements in terms of size and access aisle location;**
- 4) **revision of the site plan to depict parking bumpers or curbs so that vehicles will not cross property boundaries or encroach upon sidewalks or required landscape areas;**
- 5) **correction of any dimensional errors on the existing building;**
- 6) **illustration of a dumpster with proper screening and setbacks, or placement of a note stating how waste will be handled;**
- 7) **correction of the zoning label**
- 8) **correction of the label regarding the number of parking spaces;**
- 9) **revision of the site plan to remove any unnecessary curb-cuts;**

- 10) revision of the site plan to delineate paved and landscaped areas, where they are not shown around the existing building; and
- 11) placement of a note on the site plan stating that lighting of the site or parking area will comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

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: Frank Dagley & Associates