

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 20, 2009

Pintail Properties  
4254 Halls Mill Rd.  
Mobile, AL 36693

**Re: Case #ZON2009-02673**  
**Pintail Properties LLC**  
4254 Halls Mill Road  
(West side of Halls Mill Road, 80'± South of the West terminus of Alden Drive).  
Planned Unit Development Approval to allow shared access between two building sites.

Dear Applicant(s):

At its meeting on November 19, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between two building sites.

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

- 1) placement of a note on the site plan stating that PUD approval is site plan specific, and that any changes to the site plan, will require a new application to the Planning Commission;**
- 2) revision of the site plan to place the requirements of Section 64-6.A.3.c., *Lighting*, as a note on the site plan: *"If parking areas contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic."***
- 3) revision of the site plan to illustrate the placement of dumpster facilities as required by the Zoning Ordinance;**
- 4) revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance as a single development; and**
- 5) full compliance with all other 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**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Frank Dagley