

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 22, 2011

Don Williams
6300 Piccadilly Square Drive
Mobile, AL 36609

Re: Case #ZON2011-01561 (Planned Unit Development)
Rich's Car Wash
1066 Hillcrest Road
(Northwest corner of Hillcrest Road and Johnston Lane).
Planned Unit Development Approval to allow multiple buildings on a single
business site.
Council District 6

Dear Applicant(s):

At its meeting on July 21, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single business site.

After discussion, it was decided to hold the matter over to the August 18, 2011, meeting to allow the applicant to address the following issues on the site plan, with revisions due by August 1, 2011:

- 1) **revision of the site plan to indicate a 6' high wooden privacy fence along the *entire* Western boundary of the site, except no higher than 3' high within the Johnston Lane 25' setback;**
- 2) **revision of the site plan to indicate either a zero or 5'-plus side yard setback for the dumpster;**
- 3) **revision of the site plan to indicate proper dumpster screening or the placement of a note on the site plan stating that the dumpster will be completely screened from view; and,**
- 4) **revision of the site plan to relocate the portable storage building to a compliant area of the site out of the drainage and utility easement and not displacing any required parking.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Rich's Car Wash

July 22, 2011

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Richardson Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 22, 2011

Don Williams
6300 Piccadilly Square Drive
Mobile, AL 36609

Re: Case #ZON2011-01562 (Rezoning)

Don Williams

1066 Hillcrest Road

(Northwest corner of Hillcrest Road and Johnston Lane).

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning.

Council District 6

Dear Applicant(s):

At its meeting on July 21, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning.

After discussion, it was decided to hold the matter over to the August 18, 2011, meeting to allow the applicant to address the following issues on the site plan, with revision due by August 1, 2011:

- 1) **revision of the site plan to indicate a 6' high wooden privacy fence along the *entire* Western boundary of the site, except no higher than 3' high within the Johnston Lane 25' setback;**
- 2) **revision of the site plan to indicate either a zero or 5'-plus side yard setback for the dumpster;**
- 3) **revision of the site plan to indicate proper dumpster screening or the placement of a note on the site plan stating that the dumpster will be completely screened from view; and,**
- 4) **revision of the site plan to relocate the portable storage building to a compliant area of the site out of the drainage and utility easement and not displacing any required parking.**

Don Williams

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Richardson Inc.