

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 18, 2010

Richardson, Inc.  
1066 Hillcrest Road  
Mobile, AL 36695

**Re: Case #ZON2010-01342 (Planned Unit Development)**  
**Rich's Car Wash**  
1066 Hillcrest Road  
Northwest corner of Hillcrest Road and Johnston Lane  
Planned Unit Development to allow car drying/vacuuming shed, oil change building, office and customer waiting area on a single building site

Dear Applicant(s):

At its meeting on June 17, 2010, the Planning Commission considered for Planned Unit Development approval the site plan to allow car drying/vacuuming shed, oil change building, office and customer waiting area on a single building site.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) provision of a 6' high wooden privacy fence or vegetative buffer along the entire Western portion of the site to comply with Section 64-4.D.1;
- 2) depiction of dumpster location on the site plans to comply with Section 64-4.D.9 of the Zoning Ordinance and placement of a note on the site plans stating that dumpsters will be completely screened from view or placement of a note stating how garbage will be removed and that drainage from any new dumpster pads must connect to the sanitary sewer system via a grease trap/oil separator;
- 3) placement of a note on the site plan stating that the runoff from the vehicle washing facility must drain to the sanitary sewer system, and the connection must include an oil separator;
- 4) placement of a note on the site plan stating that any new lighting on the site will comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;
- 5) removal of the unpermitted portable storage building that encroaches into the right-of-way, with appropriate permits;

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- 6) permitting of any other unpermitted structures (and necessary variances for setback encroachments) and,**
- 7) submittal of two copies of the revised PUD site plan to the Planning Section of Urban Development.**

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: M. Don Williams, Williams Engineering

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June 18, 2010

Richardson's Inc.  
1066 Hillcrest Road  
Mobile, AL 36695

**Re: Case #ZON2010-01343 (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, Buffer Business District to B-2, Buffer Business District eliminate split zoning for an existing car wash.

Dear Applicant(s):

At its meeting on June 17, 2010, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and B-2, Buffer Business District to B-2, Buffer Business District to eliminate split zoning for an existing car wash.

After discussion, it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- 1) limited to an approved Planned Unit Development;**
- 2) provision of a 6' high wooden privacy fence or vegetative buffer along the entire Western portion of the site to comply with Section 64-4.D.1;**
- 3) removal of the unpermitted portable storage building that encroaches into the right-of-way, with appropriate permits;**
- 4) permitting of any other unpermitted structures (and necessary variances for setback encroachments); and,**
- 5) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is **\$160.60**. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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

**Case #ZON2010-01343 (Rezoning)**

**Don Williams**

**June 18, 2010**

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Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: M. Don Williams, Williams Engineering