



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Lukas Benedetto
6651 Jumpers Court
Mobile, AL 36608

Re: East side of Hillcrest Road, 290'± South of Grelot Road
MOD-003753-2026
Lukas Benedetto, Piazza Kitchen & Patio
District 6
Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access between multiple building sites, to allow construction of a restaurant on a single building site with shared access between multiple building sites.

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions, with revisions submitted to and

July 22, 2026

approved by the Planning and Zoning Department prior to the application being forwarded to the City Council:

1. Revision of the site plan to remove the proposed shared parking access connection to the adjacent property to the north;
2. Revision of the site plan to depict one (1) nine-foot (9') by eighteen-foot (18') landscape island for every twelve (12) contiguous parking spaces, in compliance with Section 64-3-7.A.3.(2)c. of the UDC;
3. Revision of the site plan to clearly depict one (1) off-street loading space meeting the requirements of Section 64-3-12.B. of the UDC;
4. Revision of the site plan to either clearly depict a dumpster and compliant enclosure in accordance with Section 64-3-13.A.4. of the UDC, or provide a note stating that curbside waste collection will be utilized;
5. Compliance with the alternative surfacing requirements of the UDC for all parking spaces provided in excess of the minimum required parking;
6. Submission of a photometric lighting plan demonstrating compliance with Section 64-3-9.C. of the UDC at the time of permitting;
7. Submission of building elevations demonstrating compliance with the building design and height requirements of Section 64-3-6 of the UDC at the time of permitting;
8. Compliance with all Engineering comments noted in the staff report;
9. Compliance with all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report;
11. Compliance with all Fire Department comments noted in the staff report;
12. Submittal to and approval by Planning and Zoning of the Final Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) recorded copy of the site plan to Planning and Zoning in both hard-copy and PDF formats; and
13. Full compliance with all applicable municipal codes, ordinances, and regulations.

The advertising fee for this application is based on the current legal description and is **\$585.20**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.gov) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

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

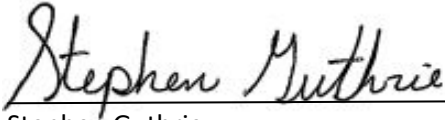
MOD-003753-2026 East side of Hillcrest Road, 290'± South of Grelot Road
July 22, 2026

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in cursive script that reads "Stephen Guthrie". The signature is written in dark ink and is positioned above a horizontal line.

Stephen Guthrie

Deputy Director of Planning and Zoning