

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 22, 2009

Michael Cowart
Cowart Hospitality Services, LLC
1776 Independence Court, Suite 102
Birmingham, Alabama 35216

**Re: Case #ZON2009-01211
Cowart Hospitality Services, LLC**

Southwest corner of St Louis Street and Royal Street extending to the East side of St Joseph Street.

Planned Unit Development Approval to allow shared access between two building sites.

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

At its meeting on May 21, 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) **revision of the parking area to provide adequate maneuvering area to access and service the dumpster;**
- 2) **revision of the site plan to delineate paved and landscaped areas, where they are not shown around the existing building;**
- 3) **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;**
- 4) **full compliance with the Landscaping and Tree requirements of the Zoning Ordinance;**
- 5) **compliance with Engineering Comments (*Applicant shall comply with comments issued during the predevelopment meeting held on 1/27/2009. Site is located in AE Flood Zone; development must meet all requirements for developing in a flood zone. Must comply with all storm water and flood control ordinances*)**

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- 6) *placement of a note on the final site plan stating that loss of parking on the PUD site will require the provision of off-site parking in compliance with Section 64.6.7.*

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: Gulf States Engineering