

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2007

Patrick E. Tolbert
1206 Montlimar Dr.
Mobile, AL 36609

Re: Case #ZON2007-00864
Spectronics Addition
1206 Montlimar Drive
(West side of Montlimar Drive, 320'± South of Montlimar Plaza Drive).

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

At its meeting on April 19, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between two commercial building sites.

After discussion, it was decided to holdover this plan until the May 3 meeting, with the following revisions due to the Planning Section of Urban Development by April 24th:

- 1) revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance for the existing development;**
- 2) revision of the site plan to indicate the use in square feet and number of employees for the existing building to ensure that the existing number of parking spaces meets the requirements of the Zoning Ordinance;**
- 3) revision of the site plan to depict one-way circulation to and from the rear parking areas;**
- 4) depiction of the general location of any required detention;**
- 5) depiction and notation of a 6-foot high privacy fence where the site abuts residential uses to the West; and**
- 6) placement of a note on the site plan stating that all lighting of the site and the parking area will be in compliance with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.**

Spectronics Addition
April 20, 2007
Page 2

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