

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 18, 2009

DBM Company  
c/o Dan Elcan  
3601 Springhill Business Pk., #201  
Mobile, AL 36608

**Re: Case #ZON2009-02841**  
**DBM Company, LP**  
1234 & 1248 Hillcrest Road  
(Northwest corner of Hillcrest Road and Grelot Road)  
Planned Unit Development Approval to allow shared access between two building sites.

Dear Applicant(s):

At its meeting on December 17, 2009, the Planning Commission considered the above referenced Planned Unit Development.

**After discussion, this application was recommended to be held over to the January 21, 2010, meeting, with revisions due by January 8<sup>th</sup>, to allow the applicant to submit a revised site plan addressing the following:**

- 1) inclusion of all properties sharing access via the joint ingress/egress easement, along with the submittal of additional fees and mailing labels;**
- 2) elimination of both the Eastern curb cut onto the shared ingress/egress easement and the existing curb cut to Hillcrest Road (on the Southernmost lot);**
- 3) revision of the site plan to accurately delineate the existing curb cut onto Hillcrest Road for the joint ingress/egress easement;**
- 4) revision of the dumpster location to comply with Section 64-3.E.3 of the Zoning Ordinance; and,**
- 5) revision of the site plan to label the Northern property as Lot 5-B, instead of 5-A.**

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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: Clark Geer Latham