

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 5, 2008

Hillcrest Commons, Inc.  
Attn: John C. Bell  
P.O. Box 19206  
Mobile, AL 36691

**Re: Case #ZON2008-02724  
Hillcrest Commons, Inc.**

North side of Johnston Lane, 150'± West of Dickenson Avenue.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow two office buildings and a storage building on a single building site and shared access between building sites.

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

At its meeting on December 4, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow two office buildings and a storage building on a single building site and shared access between building sites.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) **placement of a note on the site plan to show provision of a protection buffer on the East side of the property adjacent to the proposed parking area, in compliance with Section 64-4.D. of the Zoning Ordinance, to include a 6-foot high privacy fence (except within the street setback area) and a 10-foot wide vegetative buffer;**
- 2) **depiction of the required screening of the parking area from adjacent residential uses, even if across the street, in conformance with section 64-6.A.3.i. of the Zoning Ordinance;**
- 3) **placement of a note on the site plan stating that provision of required parking lot lighting will be in conformance with Section 64-6.A.3.c. of the Zoning Ordinance, to ensure that lighting does not shine onto adjacent residential uses or into traffic (recommended use of shielded or full cut-off fixtures, and control of lighting so that they do not operate after the business is closed for the day); and**
- 4) **labeling of all common areas, dumpster locations, outbuildings, generators, etc; and**

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- 5) labeling of the total number of parking spaces, building area and footprint in square feet by lot, as well as provide the lot size in square feet.**

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