

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Dulari J. Smith, President
P.O. Box 7037
Mobile, AL 36670

Re: Case #ZON2008-01324
Dulari J. Smith
88 Hillcrest Road
(West side of Hillcrest Road, 270'± North of Cedar Bend Court).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site.

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

At its meeting on June 5, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) revision of the site plan to depict a dumpster or waste storage facilities, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 2) placement of a note on the site plan stating that any changes to the site plan, that would normally require a building or land disturbance permit, will require a new application for Planned Unit Development approval prior to the issuance of any permits;
- 3) revision of the site plan to clearly depict a fence or protection buffer strip along the North, West and South perimeters of the site, in accordance with Section 64-4.D.1. of the Zoning Ordinance;
- 4) placement of a note on the site plan stating that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance, if the parking area is used at night;
- 5) placement of a note on the site plan stating that the site is limited to one curb-cut onto Hillcrest Road, with the size, design and location of the curb-cut to be approved by Traffic Engineering and in compliance with AASHTO standards;

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- 6) provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the signing of the Final Plat;**
- 7) completion of the Subdivision process; and**
- 8) full compliance with all municipal codes and ordinances.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning