

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 16, 2007

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

**Re: Case #ZON2007-02593 (Rezoning)**  
**George E. Jensen Contractor (Dulari J. Smith, President)**  
88 Hillcrest Road  
(West side of Hillcrest Road, 270'± North of Cedar Bend Court).

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

At its meeting on November 15, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow retail sales

After discussion, it was decided to holdover this change in zoning the December 6<sup>th</sup> meeting to allow the subdivision application to be reviewed:

- 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) revision of the site plan to depict any required storm water detention facilities;
- 3) compliance with Engineering comments;
- 4) 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;
- 5) 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;
- 6) 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;
- 7) 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;
- 8) provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the signing of the Final Plat; and

**George E. Jensen Contractor (Dulari J. Smith, President)**  
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**9) 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**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 16, 2007

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

**Re: Case #ZON2007-02594 (Planned Unit Development)**  
**Bill Fish Subdivision**  
88 Hillcrest Road  
(West side of Hillcrest Road, 270' ± North of Cedar Bend Court).  
Planned Unit Development Approval to allow two buildings on a single building site.

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

At its meeting on November 15, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

After discussion, it was decided to holdover this plan until the December 6<sup>th</sup> meeting to allow the subdivision application to be reviewed:

- 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) revision of the site plan to depict any required storm water detention facilities;
- 3) compliance with Engineering comments;
- 4) 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;
- 5) 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;
- 6) 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;

- 7) 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;**
- 8) provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the signing of the Final Plat; and**
- 9) 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**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning