

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 7, 2003

Providence Hospital
c/o Lee Metzger, Agent
1000 Hillcrest Road, #110
Mobile, AL 36695

Re: Case #ZON2003-00119

Providence Hospital (Lee Metzger, Agent)

West side of The Timbers Subdivision and Wall Street Commercial Park West Subdivision, extending to the Southeast corner of Providence Estates Subdivision, Unit Two, Phase C.

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

At its meeting on February 6, 2003, the Planning Commission considered for Planned Unit Development the site plan to amend the master plan for Providence Park for the construction of a life care community consisting of a nursing home and multiple assisted living units with shared parking and shared access.

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

- (1) the provision of a 10' buffer to be left in its natural state, along the East property line where the site abuts residential properties (the buffer is to be exclusive of any easements);
- (2) denial of access to Timbers Drive;
- (3) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (4) full compliance with all municipal codes and ordinances, including but not limited to, the Engineering Comments above;
- (5) the submission of an Administrative PUD to verify parking for the independent living units;
- (6) that the private road comply with Section VIII of the Subdivision Regulations;
- (7) that the streets be constructed to City standards;
- (8) placement of a note on the final plat stating that if the gate for the private road is no longer in operation that the road will be dedicated to the City of Mobile; and
- (9) provision of a 10' undisturbed natural buffer and 6' high wooden privacy fence as stated by the applicant at the meeting.

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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
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II