

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 19, 2002

Sarah Coleman
1361 Springhill Avenue
Mobile, AL 36604

Re: Case #ZON2002-00800 (Planned Unit Development)
Carmens Child Care Subdivision
1361 Spring Hill Avenue (Southeast corner of Spring Hill Avenue and Garnett Avenue).

Dear Applicant(s):

At its meeting on April 18, 2002, 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) dedication of sufficient right-of-way along Garnett Avenue to provide 25' from centerline;
- 2) dedication of a 25'(minimum) radius at the intersection of Garnett Avenue and Spring Hill Avenue;
- 3) denial of access to Spring Hill Avenue;
- 4) provision of walkways and greenspace adjacent to the proposed building, similar to those provided adjacent to the existing buildings, including the removal of paved surfacing as required;
- 5) provision of the appropriate number of parking stalls based on the number of teaching stations/teachers;
- 6) proper striping of the parking facility to meet minimum stall requirements of the Zoning Ordinance;
- 7) completion of the rezoning and subdivision processes prior to the issuance of any permits;
- 8) the site be brought into full compliance with the landscaping and tree planting requirements; and provision of screening along Garnett Avenue, where practicable, to be approved by Land Use staff; and
- 9) full compliance with all municipal codes and ordinances.

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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