

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 8, 2002

Van Rusling
20 York Place
Mobile, AL 36608

Re: Case #ZON2002-00427
Carpe Diem Subdivision
4072 Old Shell Road (Northeast corner of Old Shell Road and Dilston Street).

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

At its meeting on March 7, 2002, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site at an existing coffee shop.

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

- (1) the provision of curbing to delineate drives and parking facilities, exact size and location of drives to be approved by the Traffic Engineering Department;
- (2) reconfiguration of the parking facilities to provide better circulation and eliminate maneuvering in the right-of-way, to be approved by the Traffic Engineering Department;
- (3) provision of landscape material in the right-of-way between the property line and the existing roadway;
- (4) use of the second floor of the main structure and the accessory building limited to storage only due to the limited parking available on site;
- (5) provision of buffering where the site abuts residential property;
- (6) preservation of the 50" oak tree on the East property line;
- (7) provision of frontage trees (Old Shell Road and Dilston Lane), location to be coordinated with the Urban Forester; and
- (8) compliance with all municipal codes and ordinances.

Van Rusling (Case #ZON2002-00427)
March 8, 2002
Page 2

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