

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 6, 2004

Daryl Anderson  
2775 Ellen Drive  
Semmes, AL 36575

**Re: Case #ZON2004-01560  
Everglaze Subdivision**

5358 Moffett Road (North side of Moffett Road, 225'± East of Colonial Circle South). (Council District 7)

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

At its meeting on August 5, 2004, 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) Voluntary Conditions and Use Restrictions as submitted by the applicant;
- (2) that all buildings and walkways be setback at least 10-feet from residential property;
- (3) the provision of a buffer, in compliance with Section IV.D.1. of the Zoning Ordinance, where the site adjoins residential property;
- (4) the provision of a sidewalk along Moffett Road;
- (5) the approval of the curb cut by both Traffic Engineering and the Alabama Department of Transportation;
- (6) full compliance with the Urban Forestry Comments (property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [State Act 61-929 and City Code Chapters 57 and 64]; that the 42" Live Oak in the South corner of the property, the 40" Live Oak in the South green space, the 72" Live Oak in the Southwest corner, the cluster of two Live Oak Trees, 35" and 48" to the West side of the property in the green space, the 36" Live Oak on the East side of the property be given preservation status [any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. As a reminder to the developer, all 24" and larger Live Oaks require a permit from Urban Forestry to be removed or trimmed--roots or canopy]); and
- (7) 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