

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 4, 2007

Patrick E. Tolbert  
1206 Montlimar Drive  
Mobile, AL 36609

**Re: Case #ZON2007-00864**  
**Spectronics Addition**  
1206 Montlimar Drive  
(West side of Montlimar Drive, 320' ± South of Montlimar Plaza Drive).

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

At its meeting on May 3, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow a shared access and parking between two commercial building sites.

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

- 1) placement of a note on the site plan stating that all lighting of the site and the parking area will be in compliance with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 2) revision of the one-way arrows to be near the entry and exit locations for the drives leading to and from the rear parking areas;**
- 3) full compliance with Engineering comments (*If using existing detention facility, verify the functionality and capacity and that the site was intended to tie to the existing pond. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);**
- 4) that any additional driveway link between the two rear parking areas be a minimum of 24 feet in width if intended for two-way traffic, with modified parking meeting design standards and quantity requirements, to be approved by Planning staff;**
- 5) provision of one (1) copy of the revised site plan to the Planning Section of Urban Development prior to a request for land clearing or building permits; and**
- 6) 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**  
Dr. Victoria Rivizzigno, Secretary

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