

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2004

David Norstedt
5033 Cottage Hill Rd.
Mobile, AL 36609

**Re: Case #ZON2003-02894 (Planned Unit Development)
Norstedt Subdivision**

1450 South University Boulevard (West side of University Boulevard, 615'±
North of Zack Logan Avenue North, extending to the East side of Logan Avenue.

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

At its meeting on January 8, 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) completion of the Subdivision process prior to the issuance of any permits;
- 2) provision of the required 10' buffer strip along the South property line, and a 6' wooden privacy fence along the South and East property lines – where the site abuts residentially zoned properties;
- 3) completion of the vacation process for the portion of Logan Avenue that abuts this site;
- 4) the 60" Live Oak on the East side of the property (University Boulevard Service Road) is to be given preservation status (Any work around, including trimming or removal of this tree, requires approval from the Mobile Planning Commission.), all work under the canopy is to be permitted and coordinated with Urban Forestry; and
- 5) 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