

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 20, 2005

Port City Church of Christ
2901 Hillcrest Rd.
Mobile, AL 36695

Re: Case #ZON2005-00846 (Planned Unit Development)
Port City Church of Christ
2901 Hillcrest Road (East side of Hillcrest Road, 125'± South of Medearis Court).

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

At its meeting on May 19, 2005, 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) **placement of a note on the site plan stating that Planning Approval and PUD approval are site plan specific, and that modifications or additions will require new Planning Approval and PUD applications;**
- 2) **provision of landscaping and tree planting in accordance with the quantities and ratios set forth in Section IV.E.3. (Minimum Landscape Requirements) of the Zoning Ordinance, as amended, and comply with Sections IV.E.4. and IV.E.5. of the Ordinance;**
- 3) **full compliance with Section VI.A. (Off-Street Parking Requirements) of the Zoning Ordinance, as amended;**
- 4) **placement of a note on the site plan stating that the lot is limited to a maximum of two curb-cuts, one existing and one new, with no breach of the existing median on Hillcrest Road, with the size and location of curb cuts to be approved by Traffic Engineering;**
- 5) **full compliance with the Storm Water Drainage Ordinance, including the provision of a storm water detention basin to be indicated on the final site plan;**

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- 6) placement of a note on the final site plan stating that “preservation status is to be given to the 48” Live Oak Tree located on the South side of Lot and the 50” Live Oak Tree located in the South East corner of Lot. 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.”; and**
- 7) full compliance with all other applicable municipal codes and ordinances.**

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/ Margaret Pappas, Deputy Director
Planning and Development