

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2004

Steve Statkewicz and Dennis J. Langan
1250 Hutson Drive
Mobile, AL 36609

Re: Case #ZON2004-01897
Steve Statkewicz & Dennis J. Langan
3450 Hillcrest Road (West side of Hillcrest Road at the West terminus of Girby Road).
Council District 6

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

At its meeting on October 7, 2004, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and shared parking between multiple building sites, and multiple buildings on a single building site.

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

- (1) relocation of the loading area to provide adequate access and circulation;
- (2) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (3) the provision of a sidewalk along Hillcrest Road;
- (4) that PUD approval be obtained prior to the development of the adjoining lot to the South;
- (5) that the lane division for the 36-foot drive be properly marked; and
- (6) full compliance with all 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, Planner II