

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 22, 2011

Joe Mason
1805 Oakado Court
Mobile, AL 3609

Re: Case #ZON2011-00322 (Rezoning)
Joe Mason Subdivision
1412 & 1416 Wolf Ridge Road
(East side of Wolf Ridge Road, 200'± North of Moffett Road).
Rezoning from B-2, Neighborhood Business District, to B-3, Community
Business District, to allow automobile sales.
Council District 1

Dear Property Owner(s):

At its meeting on April 21, 2011, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, to B-3, Community Business District, to allow automobile sales.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following condition:

- 1) **limited to the voluntary conditions and use restrictions submitted by the applicant on March 30, 2011;**
- 2) **compliance with Urban Forestry comments: *“Preservation status is to be given to the 60” Live Oak Tree and the 66” Live Oak Tree located in the center of the proposed development; 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;”***
- 3) **revision of the site plan to indicate all required landscaping area and tree planting as being on the site, outside of the right-of-way or any required dedication area;**
- 4) **provision of two copies of the revised site plan to the Planning Section of the Urban Development Department; and,**
- 5) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$208.15**. Upon receipt of this fee, your application will be forwarded to the City Clerk’s office to be scheduled for public hearing by the City Council.

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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

cc: Frank A. Dagley & Associates