

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 2, 2010

Thompson Properties
2136 Marchfield Dr. W.
Mobile, AL 36693

Re: Case #ZON2010-00297 (Rezoning)
Thompson Properties
5890 Rangeline Road
(Southwest corner of Rangeline Service Road and Rabbit Creek Drive).
Rezoning from B-5, Office Distribution Districts, to I-1, Light Industry District,
to allow a refrigeration service and supply company.

Dear Applicant(s):

At its meeting on April 1, 2010, the Planning Commission considered your request for a change in zoning from B-5, Office Distribution Districts, to I-1, Light Industry District, to allow a refrigeration service and supply company.

After discussion, it was decided to recommend the zoning as a I-1, Light Industry District to the City Council subject to the following condition:

- 1) **future development to fully comply with local, state, and federal regulations relating to threatened and endangered species, wetlands and floodplains prior to the issuance of any permits or land disturbance activities;**
- 2) **future development to comply with frontage tree requirement of Section 64-4.E.3 of the Zoning Ordinance;**
- 3) **future development to comply with Engineering comments:** *(Lot is partially located in the X-Shaded and AE Flood Zone as determined by scaling from FIRM. There is to be no fill placed within the limits of the flood plain without providing compensation. Need to label the minimum FFE on the plat and on any construction plans. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit); and,*
- 4) **future development to comply with all municipal codes and ordinances, including trees, landscaping, parking, and buffering.**

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The advertising fee for this application is **\$170.80**. 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.

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