



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

August 14, 2013

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

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CITY CLERK
LISA C. LAMBERT

George Carpenter
30471 Ono Blvd.
Orange Beach, AL 36561

Re: Case #ZON2013-01600
George Carpenter
4680 Airport Boulevard
(North side of Airport Boulevard, 325'± East of General Bullard Avenue).
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood
Business District, to allow zoning compliance for a commercially developed site.

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

At its meeting on August 8, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow zoning compliance for a commercially developed site.

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

- 1) **compliance with Engineering comments (*Any additional development on this parcel will require construction of a sidewalk along the Airport Blvd frontage.*)**;
- 2) **compliance with Traffic Engineering comments (*Any additional development of the site will require modifications to existing two curb cuts to limit site to only one curb cut, given the frontage width along Airport Blvd, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*)**;
- 3) **compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64.)*)**
- 4) **any modifications to the site to fully comply with the requirements of the Zoning Ordinance, or receive appropriate variance approvals if they will not comply; and**
- 5) **full compliance with all other municipal codes and ordinances.**

George Carpenter

August 14, 2013

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The advertising fee for this application is \$175.00. 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.

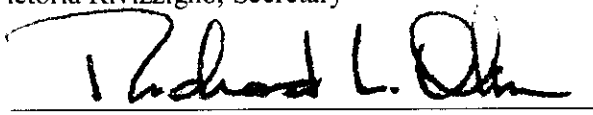
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Rowe Surveying & Engineering Co. Inc.