

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2007

M.Y.M.S., Inc.
c/o Christmas Properties
4513 Old Shell Road
Mobile, AL 36608

Re: Case #ZON2007-00324
M.Y.M.S. Inc.
(Northwest corner of Dauphin Island Parkway and Webb Avenue).

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

At its meeting on March 1, 2007, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District to B-2, Neighborhood Business District, to allow a multi-tenant retail shopping center.

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

- 1) dedication of sufficient right-of-way to provide 50' from centerline of Dauphin Island Parkway, if necessary;**
- 2) dedication of sufficient right-of-way for a radius at the intersection of Dauphin Island Parkway and Webb Avenue, to be determined by City Engineering;**
- 3) the site be limited to one curb cut to Dauphin Island Parkway, size, location and design to be approved by Traffic Engineering and ALDOT;**
- 4) submission, approval and completion of the subdivision process;**
- 5) provision of a 6' privacy fence along the rear property line;**
- 6) subject to voluntary conditions and use restrictions offered by the applicant; and**
- 7) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$179.65. 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