

MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION
CORRECTED COPY
June 21, 2010

Wall Timber, LLC
5617 Cottage Hill Road
Mobile, AL 36695

Re: Case #ZON2010-01111
Wall Timber, LLC
North side of Wall Street, 375'± West of Hillcrest Road
Rezoning from B-1, Buffer Business District, to B-3, Community Business District, to allow a medical complex for light distribution of medical, dental and hospital equipment

Dear Applicant(s):

At its meeting on June 17, 2010, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to B-3, Community Business District, to allow a medical complex for light distribution of medical, dental and hospital equipment.

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

- 1) **limited to the attached voluntary restrictions as submitted by the applicant on June 17, 2010;**
- 2) **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;**
- 3) **future development to comply with Engineering comments: *(There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all stormwater and flood control ordinances. The construction of any new dumpster pads will require connection to sanitary sewer, cannot discharge to storm sewer. Any work performed in the right-of-way will require a right-of-way permit);***
- 4) **provision of tree planting and landscaping areas to comply with the Zoning Ordinance; and,**
- 5) **full compliance with all municipal codes and ordinances.**

Case #ZON2010-01111 (Rezoning)

Wall Timber, LLC

June 18, 2010

Page 2

The advertising fee for this application is **\$272.05**. 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