

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 6, 2009

Bobby Young
7420-D Hitt Road
Mobile, AL 36695

Re: Case #ZON2009-00006

Bobby Young

1217 Government Street

(Southeast corner of Government Street and South Georgia Avenue).

Rezoning from B-1, Buffer Business District, to B-1, Buffer Business District, to amend conditions of a previously approved rezoning application.

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

At its meeting on February 5, 2009, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to B-1, Buffer Business District, to amend conditions of a previously approved rezoning application.

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

- 1) **restricted to the site plan as submitted, with revisions as necessary for the other conditions of approval;**
- 2) **provision of a buffer in compliance with Section 64-4.D.1 of the Zoning Ordinance;**
- 3) **relocation of the dumpster pad and enclosure outside of the 10 foot buffer;**
- 4) **compliance with Section 64-6.A.3(i) of the Zoning Ordinance regarding parking lot screening;**
- 5) **approval from the Architectural Review Board for all exterior work, to include buffer fencing;**
- 6) **compliance with Traffic Engineering comments (*One-way aisle width does not provide adequate aisle width for ninety-degree parking stalls. The required aisle width for ninety-degree parking is twenty-four feet. Standard driveway widths for one-way drives are sixteen feet. Both driveways should be narrowed to sixteen feet with twenty foot radii and converted to one-way only traffic with traffic entering through the southern drive and exiting from the northern drive. The parking aisles on the southern parking lot should be changed to angle parking to accommodate the narrow aisle width*);**
- 7) **compliance with landscaping and tree planting requirements; and**
- 8) **full compliance with all municipal codes and ordinances.**

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The advertising fee for this application is \$176.35. 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: Cowles, Murphy, Glover & Associates