



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

CORRECTED

LETTER OF DECISION

June 25, 2014

Mark Rone- Cypress Acquisitions, LLC
8343 Douglas Ave. Suite 200
Dallas, TX 75225

Re: Case #ZON2014-00995
Mark Rone-Cypress Acquisitions, LLC
1300 North University Boulevard
(Southeast corner of North University Boulevard and Overlook Road)
Rezoning from R-3, Multiple-Family District, to B-2, Neighborhood Business
District, to allow a retail business.

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

At its meeting on June 5, 2014, the Planning Commission considered your request for a change in zoning from R-3, Multiple-Family District, to B-2, Neighborhood Business District, to allow a retail business.

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

- 1) **full compliance with the site design and signage regulations of the Zoning Ordinance;**
- 2) **compliance with Traffic Engineering comments: “Prior to the approval of any Subdivision and/or Planned Unit Development application, a traffic impact study will be required to be submitted and approved by Traffic Engineering. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements identified in the study. In conjunction with the subdivision application, access management will be implemented by means of driveway limitations and restrictions. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”;**
- 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). Preservation status granted for all 50" and larger Live Oak trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed buildings, street, and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.";

- 4) **compliance with Fire comments:** *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.";* and
- 5) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$452.80. 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.

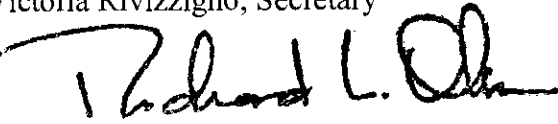
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Preble-Rish, LLC