

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 5, 2007

T. Bruce MacKinnon
356 Morgan Ave
Mobile, AL 36606

Re: Case #ZON2006-02674 (Rezoning)
T. Bruce MacKinnon
2402 Government Street
(Northwest corner of Government Street and Morgan Avenue).

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

At its meeting on January 4, 2007, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, to B-3, Community Business District to allow Used Automobile Sales.

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

- 1) completion of the Subdivision process;**
- 2) the site is limited to one curb-cut onto Morgan Avenue and one curb-cut onto Government Street, and denied access to the adjacent alley, with the size, design and location to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards for any new curb-cut construction;**
- 3) removal of one curb-cut onto Morgan Avenue and one curb-cut onto Government Street, and replacement of the concrete with curbing and grass, with appropriate permitting;**
- 4) compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 5) revision of the 25-foot minimum building setback line to reflect the future right-of-way of Government Street (100-foot total width, or 50-feet as measured from the centerline);**
- 6) provision of a site plan to the Planning Section of Urban Development depicting any required parking, dumpster locations, landscaping, etc.;**
- 7) provision of a letter to the Planning Section of Urban Development indicating if the site contains an oil separator, if car washing is undertaken as a primary or accessory use to auto sales;**
- 8) provision of residential adjacency buffers where the site abuts existing**

T. Bruce MacKinnon
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residential uses; and
9) full compliance with all other municipal codes and ordinances.

The advertising fee for this application is \$184.00. 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: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 5, 2007

T. Bruce MacKinnon
356 Morgan Ave.
Mobile, AL 36606

Re: Case #SUB2006-00305 (Subdivision)
2402 Government Street Subdivision
2402 Government Street
(Northwest corner of Government Street and Morgan Avenue).
1 Lot / 0.4± Acre

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

At its meeting on January 4, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the site is limited to one curb-cut onto Morgan Avenue and one curb-cut onto Government Street, and denied access to the adjacent alley, with the size, design and location to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards for any new curb-cut construction;**
- 2) revision of the 25-foot minimum building setback line to reflect the future right-of-way of Government Street (100-foot total width, or 50-feet as measured from the centerline); and**
- 3) full compliance with all other municipal codes and ordinances.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

2402 Government Street Subdivision
January 5, 2007
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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

cc: Marshall A. McLeod, PLS., LLC
Ricia S. Hendrick