

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 21, 2003

Metcalf & Company
P. O. Box 2903
Mobile, AL 36652

Re: Case #ZON2003-02283
Metcalf & Company
5835 Old Shell Road (Southeast corner of Old Shell Road and Allen Drive).

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

At its meeting on November 20, 2003, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-1, Buffer Business, for a church-sponsored, college student 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) the dedication of adequate right-of-way to provide 50-feet from the centerline of Old Shell Road;
- (2) curb cut approval by Traffic Engineering and Urban Development (including Urban Forestry) for any curb cut(s) to Old Shell Road;
- (3) dedication of adequate right-of-way to provide 25-feet from the centerline of Allen Drive;
- (4) denial of access to Allen Drive until such time as the right-of-way is improved to City standards, and any such access be subject to Traffic Engineering approval;
- (5) provision of a buffer, in compliance with Section IV.D.1., where the site adjoins residential property (it should be noted that a buffer would only be required along the East property line, if the property to the East is zoned and used residentially at the time of permitting for this site);
- (6) full compliance with the landscaping and tree planting requirements of the Ordinance; and
- (7) full compliance with all municipal codes and ordinances.

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The advertising fee for this application is \$353.10. 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

Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II