

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 7, 2004

Saad & Vallas  
P. O. Box 9669  
Mobile, AL 36691

**Re: Case #ZON2004-00966**

**Saad & Vallas**

2866 Brossett Street, 950 and 952 Yeager Court (Northwest corner of Brossett Street and Yeager Court, extending to the West terminus of Yeager Court). Council District 5

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

At its meeting on May 6, 2004, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, for auto sales and auto parts distribution.

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 submission and final approval of a subdivision application to create one lot;
- (2) the provision of a buffer, in compliance with Section IV.D.1. where the site adjoins residential development;
- (3) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (4) denial of access to Brossett Street; and
- (5) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$249.14. 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

cc: Hugh Lundy, Jerry Wilson, Jerry Lee