

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 7, 2008

George White
1741 Fifth Avenue S.E.
Decatur, AL 35601

Re: Case #ZON2008-02536

George White

4165 Government Boulevard

(South side of Government Boulevard, 1050' ± East of Crestview Drive).

Rezoning from B-3, Community Business, to B-3, Community Business, to remove a site plan specific condition of a previous rezoning to allow a parking lot expansion at an existing pest control service.

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

At its meeting on November 6, 2008, the Planning Commission considered your request for a change in zoning from B-3, Community Business, to B-3, Community Business, to remove a site plan specific condition of a previous rezoning to allow a parking lot expansion at an existing pest control service.

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

- 1) **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 is to be given to the 48" Live Oak Tree located along the Government Boulevard (U.S. Highway 90) R/W near the existing entrance. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger*);
- 2) **compliance with Engineering comments** (*Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit*);
- 3) **compliance with the site and parking area lighting requirements, Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 4) **provision of screening around the dumpster;**
- 5) **provision of buffering where the site is adjacent to residential areas, in compliance with Section 64-4.D. of the Zoning Ordinance; and**

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6) full compliance with all other applicable municipal codes and ordinances.

The advertising fee for this application is \$181.60. 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