

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 7, 2008

Dulari J. Smith, President
P.O. Box 7037
Mobile, AL 36670

Re: Case #ZON2008-00359
George E. Jensen Contractor (Dulari J. Smith, President)
88 Hillcrest Road
(West side of Hillcrest Road, 270'± North of Cedar Bend Court).
Rezoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood
Business, to allow retail sales.

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

At its meeting on March 6, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, to allow retail 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) **compliance with Engineering comments** (*It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit*);
- 2) **placement of a note on the site plan** stating that any changes to the site plan, that would normally require a building or land disturbance permit, will require a new application for Planned Unit Development approval prior to the issuance of any permits;
- 3) **depiction of a fence or protection buffer strip** along the North, West and South perimeters of the site, in accordance with Section 64-4.D.1. of the Zoning Ordinance;
- 4) **that the parking area will be illuminated** in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance, if the parking area is used at night;

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- 5) the site is limited to one curb-cut onto Hillcrest Road, with the size, design and location of the curb-cut to be approved by Traffic Engineering and in compliance with AASHTO standards;**
- 6) provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the signing of the Final Plat;**
- 7) the submission and completion of the Subdivision process; and**
- 8) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$205.45. 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