



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 2, 2020

Byron Broussard
701 Captain O'Neal Drive
Daphne, AL 36526

Re: 3154 Cottage Hill Road
(North side of Cottage Hill Road, 100'± East of Wyoming Drive West).
Council District 5
ZON-001263-2020
Broussard's Pianos
Rezoning from B-1, Buffer Business District to B-2, Neighborhood Business District.

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

At its meeting on May 21, 2020, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District to B-2, Neighborhood Business District

After discussion, the Planning Commission heldover the request to the June 18th meeting, with revisions due by June 3rd , to allow the applicant to address the following items:

- 1) revision of the parking calculations to account for the actual proposed total square footage of 4,250 square feet of combined building area instead of the 3,850 square feet as listed on the provided calculations;**
- 2) revision of the site plan to provide additional parking spaces as required;**
- 3) revision of the site plan to either provide a dumpster, in compliance with Section 64-4.D.9.c. of the Zoning Ordinance, or the placement of a note on the site plan stating that no dumpster will be utilized and that refuse collection will be either by curbside pickup or commercial can service;**
- 4) placement of a note on the site plan stating that the 10' residential buffer will be in compliance with Section 64-4.D.1.b. of the Zoning Ordinance; and**
- 5) presentation of a pre-1952 legal description for the site, or the completion of a one-lot subdivision to make the site a legal lot of record prior to the completion of the Rezoning process.**

Broussard's Pianos (ZON-001263-2020)
June 2, 2020

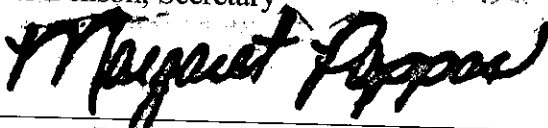
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning

cc: Rowe Engineering