

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2003

Alabama Realty Company, Inc.
P. O. Box 421
Mobile, AL 36601

Re: Case #ZON2003-02186
Alabama Realty Co., Inc.

Southeast corner of Halls Mill Road and McVay Drive, extending East and South to the North side of Bolton Branch and McLaughlin's 2nd Addition to Navco Road Subdivision.

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

At its meeting on October 2, 2003, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, for a commercial subdivision.

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

- (1) full compliance with the Engineering Comments as follows--corrected flood zone information; compliance with the minimum finished floor requirement for structures on any lot that is located within the Floodway; that Flood Zone AE and x-shaded be shown on each lot; that the drainage easement along the detention pond (common area) and lots 14 and 15 be defined; compliance with all stormwater and flood control ordinances; and that any work performed in the right of way obtain a right of way permit;
- (2) full compliance with Urban Forestry Comments as follows--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); all ingress and egress from Halls Mill Road to be coordinated with Urban Forestry; and all work on existing trees on city right of way obtain a permit from the Mobile Tree Commission;
- (3) the provision of a 25-foot wide buffer, exclusive of any easement(s), where the site adjoins residentially developed property;
- (4) the provision of a 3-foot high wall or vegetative hedge along McVay Drive to screen all parking from the residences across McVay Drive;
- (5) denial of access to McLaughlin Drive West;
- (6) dedication of adequate right-of-way to provide 35-feet from the centerline of Halls Mill Road;

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- (7) the submission and approval of an Administrative PUD(s) for all curb cuts and internal circulation between lots; and
- (8) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$605.55. 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