

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2003

Ashland Village, L.L.C.
R. Mark Foster, Richard H. Taylor,
and Pete J. Vallas
1660 Government Street
Mobile, AL 36604

Re: Case #ZON2003-01555
Ashland Village, L.L.C.
2401 and 2403 Old Shell Road (Southwest corner of Old Shell Road and Homer Street).

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

At its meeting on July 24, 2003, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, for professional offices and light 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) provision of buffering in compliance with Section V.D.1. of the Zoning Ordinance, where the site adjoins residential development;
- (2) screening of the parking along Old Shell Road in compliance with Section VI.A.3.i. of the Zoning Ordinance;
- (3) full compliance with Urban Forestry comments as follows: preservation status for the 57" and 95" Live Oak Trees; and all work under canopy of trees is to be coordinated with Urban Forestry;
- (4) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (5) location, design and size of curb cuts to be approved by Traffic Engineering;
- (6) provision of sidewalks;
- (7) submission and approval of a subdivision application; and
- (8) full compliance with all municipal codes and ordinances.

Ashland Village, L.L.C.

**R. Mark Foster, Richard H. Taylor,
and Pete J. Vallas (Case #ZON2003-01555)**

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The advertising fee for this application is \$284.25. 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