

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2004

Aubrey Hill & Walker Hill
1910 Morgentheu Dr.
Mobile, AL 36618

Re: Case #ZON2003-02893 (Rezoning)

Aubrey Hill & Walker Hill

608 and 610 South Broad Street (Northwest corner of Broad Street and Montgomery Street).

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

At its meeting on January 8, 2004, the Planning Commission considered your request for a change in zoning from R-3, Multi-Family Residential, to B-3, Community Business, to bring the zoning into compliance for an existing refrigeration equipment service and repair business.

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

- 1) the site is limited to the existing curb cut to Broad Street and one curb cut to Montgomery Street, with the location and design to be approve by Traffic Engineering,
- 2) dedication of a 25' radius at the corner of Broad Street and Montgomery Street,
- 3) full compliance with landscaping and tree planting requirements of the zoning ordinance,
- 4) provision of the buffer along the west property line when the site abuts the residential property, and
- 5) full compliance with all municipal codes and ordinance, including but not limited to the provision of sidewalks.

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The advertising fee for this application is \$265.66. 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