

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2004

Bebo's Express No. 1
Attention: Doug Klyce
3308 Springdale Plaza
Mobile, AL 36606

Re: Case #ZON2004-01895
Bebo's Express No. 1 (Doug Klyce, Agent)
171 Cody Road South (East side of Cody Road South, 220'± North of Airport
Boulevard).
Council District 7

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

At its meeting on October 7, 2004, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow the expansion of an existing convenience store and carwash.

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

- (1) that all two way drives be a minimum of 24-feet in width;
- (2) the provision of a buffer, in compliance with Section IV.D.1. where the site adjoins residential property;
- (3) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (4) provision of sidewalks along both Airport Boulevard and Cody Road;
- (5) the dedication of any necessary right-of-way to provide 50-feet from the centerline of Cody Road, a planned major street;
- (6) the approval of Traffic Engineering for the location, number and design of all curb cuts; and
- (7) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$348.26. 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.

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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/ Margaret Pappas, Planner II

cc: Mildred E. Roberts