

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 4, 2005

C. E. Jackson  
4305 Packingham Drive  
Mobile, AL 36609

**Re: Case #ZON2005-00396**  
**C. E. Jackson**  
West side of Long Street, 600'± South of Old Shell Road.  
Council District 6

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

At its meeting on March 3, 2005, the Planning Commission considered your request for a change in zoning from R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to remove a condition on a previously approved rezoning.

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

- (1) the provision of a 50' easement to the land-locked property to the South;
- (2) construction of Long Street to a standard approved by City Engineering;
- (3) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (4) the provision of a sidewalk along the improved portion of Long Street, and the construction of a driveway to Long Street;
- (5) full compliance with all City Engineering Comments (provision of a 100' drainage easement along existing storm ditch [12 Mile Creek], provision of storm water detention for a 100 year flood, any work performed in the right of way will require a right of way permit);
- (6) full compliance with Traffic Engineering Comments (driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards, and widening of parking aisles to 24-feet for two-way traffic flow);
- (7) the approval of all applicable federal, state and local agencies; and
- (8) full compliance with all municipal codes and ordinances.

**C. E. Jackson (Case #ZON2005-00396)**

**May 4, 2005**

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The advertising fee for this application is \$397.82. 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