

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2004

David R. Coley, III
P. O. Box 2345
Mobile, AL 36652

Re: Case #ZON2004-02004

Clark, Geer, Latham & Associates, Inc.

Southeast corner of Airport Boulevard and Wesley Avenue, extending through Henckley Avenue (unopened right-of-way, to be vacated), to the West terminus of Old Government Street (unopened right-of-way, to be vacated), 150'± West of Wildwood Avenue.
Council District 6

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, and B-1, Buffer Business, to LB-2, Limited Neighborhood Business, to allow 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) vacation of the existing rights-of-ways prior to the recording of the final plat or issuance of any permits;
- (2) the provision of a 35-foot buffer along the south property line, located East of Henckley Avenue, adjacent to the existing residence as illustrated on the site plan submitted;
- (3) provision of a 10-foot buffer where the site adjoins residential zoning;
- (4) the provision of an eight-foot wooden privacy and vegetative buffer where the site adjoins residential zoning, as offered by the applicant;
- (5) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (6) provision of sidewalks;
- (7) the approval of Traffic Engineering and Urban Development for the number, location and design of all curb cuts;
- (8) the provision of a (modified turnaround) at the northern terminus of Henckley Avenue;
- (9) denial of direct access to Henckley Avenue;
- (10) that no structures, parking or driveway(s) may be constructed within the southern 50' (between Wesley Avenue and Henckley Avenue [to be vacated]), as offered by the applicant;
- (11) that 26% of the site be landscaped, as offered by the applicant; and
- (12) full compliance with all municipal codes and ordinances.

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The advertising fee for this application is \$406.08. 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/ Margaret Pappas, Planner II