

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 4, 2003

D & F, L.L.C.
c/o Don Kelly, The Mitchell Company, Inc.
P. O. Box 160306
Mobile, AL 36616

Re: Case #ZON2003-00726 (Rezoning)

D & F, L.L.C. (Don Kelly, The Mitchell Company, Inc., Agent)

1 North Florida Street (Northwest corner of Dauphin Street and Florida Street, and extending to the South side of Woodruff Street).

Dear Applicant(s):

At its meeting on April 3, 2003, 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, for a pharmacy with drive-through window service.

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

- 1) prohibition of beer and wine sales, and outside telephones, as offered by the applicant;
- 2) dumpster pick-up and parking lot cleaning be limited to normal daylight business hours, as offered by the applicant;
- 3) provision of an eight-foot high wall, placed five-feet inside the property line along Woodruff Street, across from residential development, with provision of landscaping between the property line and wall, wall finish to replicate exterior finish of building;
- 4) provision of a 15-foot buffer, as well as an eight-foot wooden privacy fence, along the West property line of Lot One;
- 5) denial of direct access to Woodruff Street;
- 6) full compliance with the landscaping and tree planting requirements of the Ordinance; and
- 7) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$268.95. 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