

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 6, 2002

Dolphin Properties  
Attention: Joel Earheart  
4521 Higgins Road  
Mobile, AL 36619

**Re: Case #ZON2002-01921**

**Dolphin Properties**

4550 Higgins Road (North side of Higgins Road, 360'± East of Cypress Business Park Drive).

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

At its meeting on September 5, 2002, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, for a day care facility.

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

- (1) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (2) provision of a buffer along the East property line, in compliance with Section IV.D.1. of the Ordinance;
- (3) that Lot 1 be limited to one curb to Higgins Road, and that Lot 2 be limited to two, one-way curb cuts to Higgins Road, with the location and design to be approved by Traffic Engineering;
- (4) full compliance with all Traffic Engineering Comments; and
- (5) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$293.10. 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.

**Dolphin Properties**

**Attention: Joel Earheart (Case #ZON2002-01921)**

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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/ Richard Olsen, Planner II