

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 8, 2005

Douglas L. Anderson  
PO Box 16046  
Mobile, AL 36616

**Re: Case #ZON2005-01298**  
**Douglas L. Anderson**  
3300 Dauphin Island Parkway (Southwest corner of Dauphin Island Parkway and Gill Road).

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

At its meeting on July 7, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, to allow a restaurant.

After discussion it was decided to recommend to the City Council that the rezoning to B-2 Neighborhood Business be approval and the rezoning to B-3 Community Business be denied. Approval of the zoning of B-2 Neighborhood Business be subject to the following conditions:

- 1) **that the site be brought into compliance with the parking requirements of the Zoning Ordinance, the landscaping and tree planting requirements of the Ordinance, and all stormwater and flood control ordinances;**
- 2) **limited to one curb cut to Dauphin Island Parkway, and one curb cut to Gill Road to be approved by Traffic Engineering;**
- 3) **the submission of a subdivision application, and completion of the subdivision process; and**
- 4) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$273.92. 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.

**Douglas L. Anderson**  
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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: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning