

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 8, 2002

Natalie Drennen, LLC
3936 Yester Place
Mobile, AL 36608

Re: Case #ZON2002-00425

Natalie Drennen, LLC

4068 Old Shell Road (North side of Old Shell Road, 90'± East of Dilston Street).

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

At its meeting on March 7, 2002, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to bring the zoning into compliance for an existing dress shop.

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 curbing to delineate drive and parking facilities, exact size and location of drive to be approved by the Traffic Engineering Department;
- (2) elimination of the head in parking along Old Shell Road;
- (3) provision of landscape material in the right-of-way between the property line and the existing roadway;
- (4) the provision of buffering where the site abuts residential property;
- (5) preservation of the 50" oak tree on the West property line;
- (6) provision of frontage trees, location to be coordinated with the Urban Forester; and
- (7) compliance with all municipal codes and ordinances.

The advertising fee for this application is \$258.35. 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.

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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