

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2003

Elcan & Associates, Inc.
c/o Daniel G. Elcan, President
P. O. Box 8326
Mobile, AL 36689

**Re: Case #ZON2003-02195
Elcan & Associates, Inc.**

1500 Government Street and 211, 213, 217, and 219 South Catherine Street (Northwest corner of Government Street and Etheridge Street, extending to the East side of Catherine Street, 175'± North of Government Street, and to the West side of Etheridge Street, 190'± South of Farmer Street).

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

At its meeting on October 2, 2003, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business, B-1, Buffer Business, and R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, for a retail shopping center.

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

- (1) dedication of sufficient right-of-way along Etheridge Street to provide 25' from centerline;
- (2) provision of a privacy fence and landscaped buffer (as indicated on the plan submitted) along portions of the North and West property lines, where the site abuts existing residences;
- (3) the provision of buffering along Etheridge Street, where the site is across from residences, height and type of buffering to be coordinated with the ARB;
- (4) denial of access to Etheridge Street;
- (5) because of the size of existing trees on Government Street and the distance between them, all ingress and egress from Government Street is to be shared access with Lot 1 (Administrative PUD will be required prior to permitting);
- (6) the 40" Live Oak on the West side of the property (on South Catherine Street) be given preservation status; all work under the canopy would therefore have to be permitted and coordinated with Urban Forestry;
- (7) ingress and egress on Government and South Catherine Streets is to be coordinated with Urban Forestry; and
- (8) full compliance with all municipal codes and ordinances.

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The advertising fee for this application is \$437.25. 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