

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 7, 2002

Ken L. Ferguson
1020 Montlimar Drive
Mobile, AL 36609

**Re: Case #ZON2002-01187
Ken L. Ferguson, DMD**

South side of Cottage Hill Road, 255'± East of Azalea Road, extending to the North side of Shelley Drive, 235'± East of Cottage Hill Road.

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

At its meeting on June 6, 2002, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business, with a site plan specific condition, to B-1, Buffer Business, for professional offices, to amend a previously approved site plan.

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

- (1) provision of screening along Shelley Drive, in compliance with Section VI.A.3.i. of the Ordinance;
- (2) dedication of the necessary right-of-way, to provide 50-feet from the centerline of Cottage Hill Road;
- (3) that the site be limited to one curb cut to Cottage Hill Road, with the location and design to be approved by Traffic Engineering; and one curb cut to Shelley Drive subject to the provision of a traffic calming device with the location, design, and calming device to be approved by Traffic Engineering;
- (4) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (5) provision of a buffer, in compliance with Section IV.D.1. of the Ordinance, where the site adjoins residential zoning;
- (6) provision of sidewalks along Cottage Hill Road and Shelley Drive; and
- (7) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$272.25. 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.

Ken L. Ferguson (Case #ZON2002-01187)
June 7, 2002
Page 2

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