

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 16, 2006

Jay Eubanks  
PO Box 81226  
Mobile, AL 36689

**Re: Case #ZON2006-01125**

**Jay Eubanks**

South side of Zeigler Boulevard, 645' ± East of Cody Road North.

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

At its meeting on June 15 2006, the Planning Commission considered your request for a change in zoning from R-3, Multi-Family Residential, to B-3, Community Business, for a landscaping and lawn maintenance business with office/warehouse facilities.

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

- 1) compliance with Engineering Department comments;**
- 2) compliance with Traffic Engineering Department comments;**
- 3) compliance with Urban Forestry comments;**
- 4) provision of a 6-foot privacy fence around the storage yard;**
- 5) provision of stormwater detention facilities, if required by the Engineering Department;**
- 6) the site is limited to two curb-cuts onto Zeigler Boulevard;**
- 7) retaining of the natural buffer where the site abuts residentially zoned property;**
- 8) provision of a 6-foot privacy fence around the perimeter of the property where it abuts residentially zoned property;**
- 9) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities; and**
- 10) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$167.95. 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.

**Jay Eubanks**  
**June 16, 2006**  
**Page 2**

If you have any questions regarding this action, please call this office at 251/208-5895

Sincerely,

MOBILE CITY PLANNING COMMISSION  
Dr. Victoria Rivizzigno, Secretary

BY: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Bayside Foundation