

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2005

Michael A. Smith
1002 Dauphin Street
Mobile, AL 36604

Re: Case #ZON2005-00111

Michael A. Smith

1002 Dauphin Street (North side of Dauphin Street, 330'± East of North Pine Street).
Council District 2

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

At its meeting on February 3, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and B-1, Buffer Business, to B-1, Buffer Business, to eliminate split zoning on a single-family residential site.

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

- (1) coordination with Urban Forestry for compliance with landscaping and tree planting requirements if and when the property is developed with a multi-family or commercial use;
- (2) provision of a buffer where the site adjoins residential zoning, should the property be converted to a commercial use, per Section IV.D.1 of the Zoning Ordinance; and
- (3) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$364.78. 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