

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 6, 2004

Michael Daniels
P. O. Box 9639
Mobile, AL 36691

Re: Case #ZON2004-00123

Michael Daniels

East side of Government Boulevard, extending from the East terminus of Knollwood Drive to the East terminus of Lansdowne Drive.

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

At its meeting on February 5, 2004, the Planning Commission considered your request for a change in zoning from B-3, Community Business, to B-3, Community Business, to remove a service road dedication condition of a previously approved rezoning.

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

- (1) limited to the accompanying PUD, which is to allow the shared access and internal circulation drive;
- (2) the internal circulation be improved to Private Street standards as specified in the Subdivision Regulations;
- (3) provision of a 15' buffer to remain in its natural vegetative state where the site abuts residential properties; and
- (4) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$397.82. 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

cc: William Demetropoulos