

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 22, 2005

The Mitchell Company, Inc.
P. O. Box 160306
Mobile, AL 36616

Re: Case #ZON2005-00669
The Mitchell Company, Inc.
West side of Du Rhu Drive, 235'± North of Dauphin Street.

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

At its meeting on April 21, 2005, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business, to B-2, Neighborhood Business, to allow a retail shopping center and offices.

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

- 1) **submission, approval and recording of a one lot subdivision prior to the issuance of any permits;**
- 2) **submission of a PUD application (if the development is to consist of multiple buildings as indicated on the conceptual site plan);**
- 3) **proposed improvements as referenced in the Dauphin Street at DuRhu Drive Traffic Study be completed prior to the issuance of any CO's for the project;**
- 4) **provision of a 6' (minimum) privacy fence where the site is adjacent to residentially zoned or developed properties; and**
- 5) **full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings, and provision of sidewalks.**

The advertising fee for this application is \$306.96. 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.

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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: Springhill College