

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 22, 2002

MRBJ Company, L.L.C.
Attn: Jim McElroy
P. O. Box 160544
Mobile, AL 36616

Re: Case #ZON2002-00560 (Rezoning)

MRBJ Company, L.L.C. (Jim McElroy, Agent)

2548 and 2550 Government Boulevard (West side of Government Boulevard, 240'± North of Kreitner Street, extending to the North side of Kreitner Street, 235'± West of Government Boulevard).

Dear Applicant(s):

At its meeting on March 21, 2002, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business, B-3, Community Business, and R-1, Single-Family Residential, to B-3, Community Business, to eliminate split zoning within a retail shopping center.

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

- 1) dedication of sufficient right-of-way to provide 125' from centerline of Government Boulevard;
- 2) development limited to the accompanying PUD and subsequent PUD's for development of the out parcels;
- 3) limited to three curb cuts for the entire site – one main entrance/exit to Government Boulevard (existing) near the center of the site, and one curb cut each for lots 2 & 3 to the Government Boulevard Service Road, to be approved by the Traffic Engineering Department and ALDOT; and
- 4) completion of the subdivision process.

The advertising fee for this application is \$668.40. 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