

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 5, 2006

N. Brannan Eubanks
725 Brannan Dr. E.
Mobile, AL 36693

Re: Case #ZON2006-00814

N. Brannan Eubanks

780 Lakeside Drive

(West side of Lakeside Drive, 190'± North of Joy Springs Drive, extending to the North side of Joy Springs Drive, 210'± West of Lakeside Drive, and extending to the West terminus of Joy Springs Drive and along the West shore of an unnamed private lake).

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

At its meeting on May 4, 2006, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, and B-3 Community Business District, to B-3, Community Business District, for unspecified commercial use.

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

- 1) compliance with City Engineering comments (A portion of the property contains the lake and henceforth, the detention pond for the development. Therefore, that portion of the property should be shown as common area. In addition, any portion of the property that conveys “public” water from public ROW must be shown as drainage easement. Any portion of the property that conveys stormwater from a private property should be shown as private drainage easement. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant’s responsibility to confirm or deny the existence of regulatory wetlands.);**
- 2) the 40-foot vegetative buffer along the Western boundary to remain undisturbed and in its natural state; and**

N Brannan Eubanks

May 5, 2006

Page 2

3) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$246.10. 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

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning