

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 19, 2003

Philip G. Burton  
4614 Channing Court  
Mobile, AL 36608

**Re: Case #ZON2003-02774**

**Philip G. Burton**

157 North McGregor Avenue (West side of McGregor Avenue, 100'± North of Austill Lane).

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

At its meeting on December 18, 2003, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for a two-building, four-unit, single-family residential condominium complex.

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

- (1) an approved PUD;
- (2) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (3) that the tree plantings be overstory to the greatest degree possible, to be coordinated with Urban Forestry;
- (4) provision of an eight-foot high fence or wall along the North and West property lines (location and design within 20-feet of McGregor Avenue to be coordinated with and approved by Traffic Engineering and Urban Development);
- (5) dedication of any necessary right-of-way to provide 25-feet from the centerline of McGregor Avenue; and
- (6) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$282.18. 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.

**Philip G. Burton (Case #ZON2003-02774)**

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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