

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2003

Pilot Family Limited Partnership
P. O. Box 91206
Mobile, AL 36691

Re: Case #ZON2003-02680
Pilot Family Limited Partnership
Southeast corner of Cottage Hill Road and Sollie Road.

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

At its meeting on December 4, 2003, the Planning Commission considered your request for a change in zoning from R-3, Multi-Family Residential, and R-1, Single-Family Residential, to B-2, Neighborhood Business, for 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 along Sollie Road to provide a minimum of 50' from centerline;
- (2) dedication of an appropriate radius at the intersection of Cottage Hill Road and Sollie Road, to be coordinated with the Engineering Department and Traffic Engineering;
- (3) limited to two curb cuts to Sollie Road, and two curb cuts to Cottage Hill Road (one of which to be shared with the lot adjacent to the East);
- (4) provision of a 6' wooden privacy fence along the South property line and a 15' buffer strip to remain in its natural undisturbed state;
- (5) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits; and
- (6) submission of an Administrative PUD prior to the issuance of any permits.

The advertising fee for this application is \$460.20. 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