

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 6, 2004

Richard M. Cagle
& the Estate of Thelma Parden,
Mark Parden, Donnie Parden and Debra Ward
P. O. Box 207
Foley, AL 36536

Re: Case #ZON2004-01583

Richard M. Cagle

254, 256, & 260 Dogwood Drive (Southeast corner of Airport Boulevard and South University Boulevard). (Council District 5)

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

At its meeting on August 5, 2004, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, for retail sales.

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 and construction of the redesigned turn lane as reflected on the site plan submitted, exact design to be approved by Traffic Engineering;
- (2) construction of median modifications as reflected on the site plan submitted, exact design to be approved by Traffic Engineering;
- (3) completion of the accompanying subdivision application;
- (4) provision of a 100' (minimum) landscaped buffer along the South property line, with the exception of the drive from University Boulevard as shown on the site plan submitted;
- (5) provision of screening of parking in compliance with Section VI.A.3.i for the entire Dogwood Drive frontage, with the exception of the 45' setback from Airport Boulevard for the visibility triangle (Section IV.D.4);
- (6) the site is limited to one curb cut to University Boulevard, location and design to be approved by the Traffic Engineering Department;
- (7) the site is limited to one curb cut to Dogwood Drive, location and design to be approved by the Traffic Engineering Department and
- (8) full compliance with all municipal codes and ordinances.

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The advertising fee for this application is \$331.74. 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