

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 19, 2002

Sarah Coleman
1361 Springhill Avenue
Mobile, AL 36604

Re: Case #ZON2002-00801 (Rezoning)

Sarah Coleman

1361 Spring Hill Avenue (Southeast corner of Spring Hill Avenue and Garnett Avenue).

Dear Applicant(s):

At its meeting on April 18, 2002, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business, and R-1, Single-Family Residential, to B-1, Buffer Business, to eliminate split zoning at an existing child day care 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 Garnett Avenue to provide 25' from centerline;
- 2) dedication of a 25'(minimum) radius at the intersection of Garnett Avenue and Spring Hill Avenue;
- 3) denial of access to Spring Hill Avenue;
- 4) completion of the Subdivision process prior to the issuance of any permits; and
- 5) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree planting requirements and provision of sidewalks.

The advertising fee for this application is \$307. 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