

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 4, 2002

B. Michael Schulz
7510 Brockton Court
Mobile, AL 36695

Re: Case #ZON2002-02106

B. Michael Schulz

South side of Dauphin Island Parkway, 70'± East of Willowdale Street.

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

At its meeting on October 3, 2002, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, for a commercial development.

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

- (1) that the site be limited to two curb cuts, with the location and design to be approved by Traffic Engineering and ALDOT;
- (2) the submission and approval of a PUD application(s);
- (3) the provision of a buffer, in compliance with Section IV.D.1. of the Zoning Ordinance, where the site adjoins residential development;
- (4) full compliance with the landscaping and tree planting requirements of the Ordinance; and
- (5) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$272.25. 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