

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 9, 2002

Brian P. Metcalfe, et al
P. O. Box 2903
Mobile, AL 36652

Re: Case #ZON2002-01643
Brian P. Metcalfe, et al
West side of South University Boulevard, 175'± South of Cottage Hill Road.

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

At its meeting on August 8, 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 including a restaurant, gourmet food store and retail shops.

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

- (1) submission of the necessary PUD application(s) prior to development with shared access and/or parking, and/or with internal circulation;
- (2) overall site limited to a maximum of five (5) curb cuts, exact location and design to be approved by the Traffic Engineering Department;
- (3) provision of a 15' natural vegetative buffer where the site abuts R-1 zoned properties – detention/drainage may require disturbing buffer for installation/maintenance with the planting/vegetation to be replaced;
- (4) preservation of the 60" live oak located at the front of the site, and coordination of development with Urban Forestry to protect as many 24" and larger live oaks trees as practical; and
- (5) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$362.60. 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