

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 3, 2004

Syble Watson
10005 Argyle Road
Irvington, AL 36544

Re: Case #ZON2004-02358

Syble Watson

4175 Halls Mill Road (East side of Halls Mill Road, 930'± North of Alden Drive).
Council District 4

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

At its meeting on December 2, 2004, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, for a lounge.

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 parking layout be modified, including the removal of all existing parking on residentially zoned properties, in compliance with the parking requirements of the Zoning Ordinance as outlined in Section VI;
- (2) full compliance with the Traffic Engineering Comments (driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards; changes should be made to the existing driveway to allow for a single driveway opening of a more appropriate width than the one shown, parking which backs into the right-of-way to be eliminated as well as the angled parking next to the building; two-way parking aisles to be a minimum of twenty-four feet in width);
- (3) the submission and approval of a Planned Unit Development application for any shared parking, access and maneuvering between Lots 1 and 2;
- (4) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (5) the provision of a buffer, in compliance with Section IV.D.1., where the site adjoins residential zoning, when and if the adjoining property is developed residentially; and
- (6) full compliance with all municipal codes and ordinances.

Syble Watson (Case #ZON2004-02358)

December 3, 2004

Page 2

The advertising fee for this application is \$397.82. 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