

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 21, 2005

Tam Nguyen
5180 Freeway Dr.
Mobile, AL 36619

Re: Case #ZON2004-02623 (Rezoning)

Tam Nguyen

2400 Airport Boulevard (North side of Airport Boulevard, extending from Pinehill Drive to Mount Island Drive East).

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

At its meeting on January 20, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to eliminate split zoning.

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

- 1) **full compliance with the landscaping and tree planting requirements of the Ordinance for the entire site;**
- 2) **provision of a 6' privacy fence in compliance with Section IV.D.1., along the West and North property lines;**
- 3) **that the site be limited to one curb cut to Airport Boulevard, with the location and design to be approved by Traffic Engineering;**
- 4) **that the site be denied direct access to Pinehill Drive and Mount Island Drive;**
- 5) **completion of the subdivision process;**
- 6) **full compliance with the City Engineering Comments (the provision of storm water detention for all impervious surfaces when site is redeveloped, compliance with all stormwater and flood control ordinances, any work performed in the right of way will require a right of way permit);**
- 7) **dedication of the necessary right-of-way to provide 50-feet from the centerline of Airport Boulevard, a planned major street;**
- 8) **dedication of the necessary right-of-way to provide 25-feet from the centerline of Pinehill Drive; and**
- 9) **full compliance with all municipal codes and ordinances.**

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The advertising fee for this application is \$373.04. 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