

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 8, 2002

Van Rusling
20 York Place
Mobile, AL 36608

Re: Case #ZON2002-00426
Van Rusling
4072 Old Shell Road (Northeast corner of Old Shell Road and Dilston Street).

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

At its meeting on March 7, 2002, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to bring the zoning into compliance with the current use as a coffee shop.

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

- (1) development limited to the accompanying PUD;
- (2) the provision of curbing to delineate drives and parking facilities, exact size and location of drives to be approved by the Traffic Engineering Department;
- (3) the provision of buffering where the site abuts residential property;
- (4) preservation of the 50" oak tree on the East property line;
- (5) provision of frontage trees (Old Shell Road and Dilston Lane), location to be coordinated with the Urban Forester; and
- (6) compliance with all municipal codes and ordinances.

The advertising fee for this application is \$258.35. 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