

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 5, 2005

White-Spunner & Associates  
Attn Nancy Stone  
3280 Dauphin St.  
Ste. C-129  
Mobile, AL 36606

**Re: Case #ZON2005-01483 (Rezoning)**  
**White-Spunner & Associates (Nancy Stone, Agent)**  
East side of Rifles Road, extending from Dauphin Island Parkway to Rosedale Road.

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

At its meeting on August 4, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow retail sales.

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

- 1) **dedication of sufficient right-of-way to provide 25 feet from the centerline of Rifles Road;**
- 2) **denial of access to Rosedale Road;**
- 3) **the provision of a 6' privacy fence along the south property line where the site abuts residentially zoned property, per Section IV.D.1 of the Zoning Ordinance;**
- 4) **the completion of the subdivision process;**
- 5) **number, location and design of curb cuts to be approved by Traffic Engineering;**
- 6) **compliance with the Fire Department requirement that the development be located within 400' of a fire hydrant;**
- 7) **conformance to the Landscaping and Tree Planting requirements of the Zoning Ordinance; and**
- 8) **full compliance with all municipal codes and ordinances.**

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The advertising fee for this application is \$364.78. 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: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

Cc: DIP, LLP