

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 20, 2005

White-Spunner & Assoc.  
3280 Dauphin St. Ste. C-129  
Mobile, AL 36606

**Re: Case #ZON2005-00997**  
**White-Spunner & Associates (Nancy Stone, Agent)**  
West side of University Boulevard, 800'± South of Overlook Road.

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

At its meeting on May 19, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to LB-2, Limited Neighborhood Business, to allow a retail shopping center.

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

- 1) compliance with the landscaping and tree planting requirements of the Zoning Ordinance;**
- 2) provision of a sidewalk for the site along University Boulevard, in conformance with Section V.B.15. of the Subdivision Regulations;**
- 3) provision of a buffer between commercial and residential uses in conformance with Section IV.D.1. of the Zoning Ordinance;**
- 4) number and location of curb-cuts to be in compliance with the Conditions of Approval for the University/Overlook Subdivision, design to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 5) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$282.18. 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/ Margaret Pappas, Deputy Director  
Planning and Development

cc: Robin C. Herndon III