

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 5, 2007

Warnat Engineering
Attn: Douglas F. Warnat
6767 Remington Circle
Pelham, AL 35124

Re: Case #SUB2007-00210 (Subdivision)
Lynwood Subdivision
4164 Halls Mill Road
(West side of Halls Mill Road, 775'± South of Azalea Road).
1 Lot / 9.4± Acres

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

At its meeting on October 4, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide a minimum of 35-feet from centerline of Halls Mill Road;**
- 2) placement of a note on the Final Plat limiting the development to the one curb cut, with any improvements to the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) placement of a note on the final plat stating that the curb-cut must be fully within the proposed lot, or that an application for Planned Unit Development approval must be submitted to allow shared access;**
- 4) submission of a revised Planning Approval site plan prior to the signing of the plat; and**
- 5) revision of the plat to exclude the adjacent parcel from the lot's legal description.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Omega Healthcare

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 5, 2007

Warnat Engineering
Attn: Douglas F. Warnat
6767 Remington Circle
Pelham, AL 35124

Re: Case #ZON2007-02099 (Planning Approval)
Lynwood Nursing Home
4164 Halls Mill Road
(West side of Halls Mill Road, 775'± South of Azalea Road).
Planning Approval to allow an expansion of an existing nursing home in an R-3,
Multi-Family Residential District.

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

At its meeting on October 4, 2007, the Planning Commission considered for Planning Approval the site plan to allow an expansion of an existing nursing home in an R-3, Multi-Family Residential District.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) submission of a revised site plan depicting compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 2) revision of the site plan to depict the driveway and curb-cut as being fully on the lot created by the Subdivision, or submittal of an application for Planned Unit Development approval to allow shared access with the adjacent parcel;**
- 3) completion of the Subdivision process; and**
- 4) full compliance with all municipal codes and ordinances.**

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning