

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 8, 2008

Rollie Steele
6627 Lubarrett Way
Mobile, AL 36695

Re: Case #ZON2007-02714

Rollie Steele

East side of East Drive, 240' ± North of Eastridge Place.

Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow multiple duplex dwellings.

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

At its meeting on February 7, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow multiple duplex dwellings.

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

- 1) the site is limited to one curb cut to East Drive, with the size, location, and design to be coordinated with Traffic Engineering, and conform to AASHTO standards;**
- 2) submission and approval of a Planned Unit Development application for any future units beyond the initial duplex unit;**
- 3) full compliance with the landscaping and tree planting requirements of the Zoning Ordinance;**
- 4) provision of a sidewalk; and**
- 5) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$101.05. 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning