

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 18, 2007

N&K, Inc. & Vidmon & Cordelia M. Betts  
3811 Gulf Creek Court  
Theodore, AL 36582

**Re: Case #ZON2007-00972 (Rezoning)**  
**N & K, Inc. and Vidmon & Cordelia M. Betts**  
(West side of University Boulevard, 300'± South of Boulevard Park South).

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

At its meeting on May 17, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single Family Residential, to B-1, Buffer Business District, to allow an office building.

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

- 1) completion of the Subdivision process;**
- 2) denial of access to Logan Avenue;**
- 3) provision of a 10-foot wide buffer (to include parking) and 6-foot high wooden privacy fence along the South property line;**
- 4) the provision of screening the dumpster with a minimum 6-feet high solid wooden fence;**
- 5) full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance; and**
- 6) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$191.35. 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.

**N & K, Inc. and Vidmon & Cordelia M. Betts**  
**May 18, 2007**  
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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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 18, 2007

N&K, Inc. & Vidmon & Cordelia M. Betts  
3811 Gulf Creek Court  
Theodore, AL 36582

**Re: Case #SUB2007-00070 (Subdivision)**  
**University Oaks Office Park Subdivision**  
(West side of University Boulevard, 300'± South of Boulevard Park South).  
1 Lot / 2.2± Acres

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

At its meeting on May 17, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the development is limited to one curb-cut onto University Boulevard, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards;**
- 2) the placement of a note on the Final Plat denying access to Logan Avenue;**
- 3) depiction and labeling of a 10-foot wide buffer (to include parking) and 6-foot high wooden privacy fence along the South property line; and**
- 4) labeling of the lot with its size in square feet; and**
- 5) full compliance with all other municipal codes and ordinances.**

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](mailto:travisz@cityofmobile.org).

**University Oaks Office Park Subdivision**  
**May 18, 2007**  
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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: Byrd Surveying, Inc.