

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 9, 2010

Bob Chavis
10325 Rosewood Lane
Daphne, AL 36526

Re: Case #SUB2010-00046
Chavis Subdivision
5700 Willis Road
(North side of Willis Road, 800'± West of U. S. Highway 90 West).
2 Lot / 1.6± Acre

Dear Applicant(s):

At its meeting on July 8, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission denied the request for the following reasons:

- 1) no Planned Unit Development application was submitted to address the proposed crossover easement between the two lots to include access points, parking reconfiguration of proposed Lot 1, or ingress/egress for the southern-most service bays of the existing building;**
- 2) no evidence was submitted to show that a flag lot is necessary to allow the site owner reasonable use of the site or to alleviate a situation that would otherwise cause extreme hardship as per Section V.D.1. of the Subdivision Regulations;**
- 3) no evidence of a family subdivision was submitted as per Section V.D.1. of the Subdivision Regulations; and,**
- 4) the flag lot would be out of character with other lots in the vicinity as per Section V.D.1. of the Subdivision Regulations.**

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: Polysurveying