

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 4, 2007

Paul E. Brown – Investment Development Resources, LLC
7886 Bullitt Dr.
Mobile, AL 36618

Re: Case #SUB2007-00079

Overlook Station Subdivision

1408 Cody Road North and 6960 Overlook Road
(Southeast corner of Overlook Road and Howells Ferry Road extending West to
Cody Road, and South to Victor Road).
62 Lots / 17.6± Acres

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

At its meeting on May 3, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) submission of applications (one for the residential portion of the site and one for the church portion of the site are recommended) to remove the split-zoning condition for the site, and the applications necessary to allow the church to operate on Lot 62 (Planning Approval, if rezoned to residential, and Planned Unit Development for multiple buildings on a single building site), prior to the signing of the final plat;**
- 2) placement of a note on the final plat stating that Lot 1 is limited to two curb-cuts onto Cody Road, with one curb-cut dedicated to the drainage and utility easement, that Lot 62 is limited to three curb-cuts onto Overlook Road, and that Lots 2-61 are denied access to Cody, Victor and Overlook Roads, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) revision of the plat to provide a street stub in the vicinity of Lots 23 and 24 to the approved Overlook Place subdivision to the East;**
- 4) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 5) revision of the plat to label all common areas, including the detention area, and the placement of a note on the plat stating that the maintenance of common areas is the responsibility of property owners; and**
- 6) full compliance with all municipal codes and ordinances.**

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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.

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 Engineering and Land Surveying
Orchard Baptist Church