

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 5, 2011

The Broadway Group, LLC
132 Holmes Avenue NW
Huntsville, AL 35801

Re: Case #SUB2011-00072 (Subdivision)

TBG Subdivision

1452 Government Street

(Northeast corner of Government Street and Etheridge Street, extending to the Northwest corner of Government Street and South Lafayette Street).

Number of Lots / Acres: 1 Lot / 1.0± Acre

Engineer / Surveyor: Joel K. Garrett
Council District 2

Dear Applicant(s):

At its meeting on August 4, 2011, the Planning Commission considered the above referenced request for subdivision.

After discussion, the Commission denied the matter for the following reasons:

- 1) the accompanying rezoning request is recommended for denial, and the approval of the subdivision request would result in a split-zoned lot; and,**
- 2) discrepancies between the preliminary plat and the submitted site plan may cause the subdivision, as depicted, to be changed.**

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

TBG Subdivision

August 5, 2011

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Etheredge, LLC/Tree Investments, LLC
Joel K. Garrett

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 5, 2011

The Broadway Group, LLC
132 Holmes Avenue NW
Huntsville, AL 35801

Re: Case #ZON2011-01681 (Rezoning)

The Broadway Group

1452 Government Street

(Northeast corner of Government Street and Etheridge Street, extending to the Northwest corner of Government Street and South Lafayette Street).

Rezoning from R-1, Single-Family Residential District, and R-3, Multiple Family Residential District, to LB-2, Limited-Neighborhood Business District, to allow the construction of a retail store.

Council District 2

Dear Applicant(s):

At its meeting August 4, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and R-3, Multiple Family Residential District, to LB-2, Limited-Neighborhood Business District, to allow the construction of a retail store.

After discussion, it was decided to deny this change in zoning to the City Council for the following reasons:

- 1) the applicant failed to detail which of the four acceptable conditions for rezoning was occurring at the site;**
- 2) none of the four acceptable conditions for rezoning are readily apparent at this site;**
- 3) the rezoning would disrupt existing development patterns in the area; and,**
- 4) the site plan has several discrepancies which could cause the site to have to come back before the Commission for approval if it were approved .**

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

The Broadway Group

August 5, 2011

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

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