

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 22, 2009

Riverwood, LLC
5675 Rabbit Creek Drive
Theodore, Alabama 36582

Re: Case #SUB2009-00062
Riverwood Estates Subdivision, Phase Three, Lot 50
East side of Riverwood Circle East at the East terminus of Riverwood Drive.
1 Lot / 2.1± Acres

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

At its meeting on May 21, 2009, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to deny this application for the following reasons:

- 1) does not comply with Sections V.B.6 and V.B.14 of the Subdivision Regulations regarding turnarounds for closed-end streets;**
- 2) does not comply with Section V.D.2 of the Subdivision Regulations regarding public right-of-way frontage;**
- 3) does not comply with Section V.D.1 of the Subdivision Regulations regarding lot character;**
- 4) approval will create a large landlocked parcel and remove the last remaining street stub to future development area of Riverwood Estates Subdivision.**

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: Austin Engineering Co. Inc.