

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 18, 2011

David L. Pitts
8305 Twin Lakes Dr.
Mobile, AL 36695

Re: Case #SUB2011-00008 (Subdivision)
Whisper Oak Subdivision
4512 Higgins Road
(North side of Higgins Road, 215'± West of Shipyard Road).
1 Lot / 2.7± Acre

Dear Applicant(s):

At its meeting on February 17, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission heldover the application until the March 17, 2011, meeting, with revisions due to the Planning Section by noon on Friday, March 4, 2011, to address the following:

- 1) revisions to the associated Planned Unit Development, Planning Approval, and Rezoning Applications as outlined.**

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 18, 2011

David L. Pitts
8305 Twin Lakes Dr.
Mobile, AL 36695

Re: Case #ZON2011-00122 (Planned Unit Development)
Whisper Oak Subdivision
4512 Higgins Road
(North side of Higgins Road, 215'± West of Shipyard Road).
Planned Unit Development Approval to allow a mobile home park with 22 mobile home spaces and one apartment building with gravel accessways and parking.

Dear Applicant(s):

At its meeting on February 17, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow a mobile home park with 22 mobile home spaces and one apartment building with gravel accessways and parking.

After discussion, the Planning Commission heldover the application until the March 17, 2011, meeting, with revisions due to the Planning Section by noon on Friday, March 4, 2011, to address the following:

- 1) revision of the site plan to remove all mobile home sites from the 25-foot minimum building setback line;**
- 2) revision of the site plan to depict all two way accessways as being at least 24 feet in width;**
- 3) revision of the site plan to depict all accessways and parking as either asphalt or concrete;**
- 4) revision of the site plan, and redesign, as necessary, to depict all mobile lots as being at least 3,200 square feet in area;**
- 5) revision of the site plan to depict the required playground/common area as required in Section 37-56 of the Mobile City Code;**
- 6) revision of the site plan to depict the dedicated patio area as required in Section 37-57 of the Mobile City Code;**

- 7) revision of the site plan to depict the 10-foot required setback and buffer area where the site abuts residentially zoned property as well as a privacy fence in compliance with Section 64-4.D.1. of the Zoning Ordinance; and,
- 8) submittal of a landscape plan showing full compliance with the tree planting and landscaping area requirements of the Zoning Ordinance.

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 18, 2011

David L. Pitts
8305 Twin Lakes Dr.
Mobile, AL 36695

Re: Case #ZON2011-00119 (Planning Approval)

Whisper Oak Subdivision

4512 Higgins Road

(North side of Higgins Road, 215'± West of Shipyard Road).
Planning Approval to allow a mobile home park in an R-3 Multiple Family Residential District.

Dear Applicant(s):

At its meeting on February 17, 2011, the Planning Commission considered for Planning Approval the site plan to allow a mobile home park in an R-3 Multiple Family Residential District.

After discussion, the Planning Commission heldover the application until the March 17, 2011, meeting, with revisions due to the Planning Section by noon on Friday, March 4, 2011, to address the following:

- 1) revision of the site plan to remove all mobile home sites from the 25-foot minimum building setback line;**
- 2) revision of the site plan to depict all two way accessways as being at least 24 feet in width;**
- 3) revision of the site plan to depict all accessways and parking as either asphalt or concrete;**
- 4) revision of the site plan, and redesign, as necessary, to depict all mobile lots as being at least 3,200 square feet in area;**
- 5) revision of the site plan to depict the required playground/common area as required in Section 37-56 of the Mobile City Code;**
- 6) revision of the site plan to depict the dedicated patio area as required in Section 37-57 of the Mobile City Code;**
- 7) revision of the site plan to depict the 10-foot required setback and buffer area where the site abuts residentially zoned property as well as a privacy fence in compliance with Section 64-4.D.1. of the Zoning Ordinance; and,**

Case #ZON2011-00119 (Planning Approval)

Whisper Oak Subdivision

February 18, 2011

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- 8) submittal of a landscape plan showing full compliance with the tree planting and landscaping area requirements of the Zoning Ordinance.**

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 18, 2011

David L. Pitts
8305 Twin Lakes Dr.
Mobile, AL 36695

Re: Case #ZON2011-00121 (Rezoning)
David L. Pitts
4512 Higgins Road
(North side of Higgins Road, 215'± West of Shipyard Road).
Rezoning from R-1, Single-Family Residential District, to R-3 Multiple Family Residential District to allow a mobile home park.

Dear Applicant(s):

At its meeting on February 17, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3 Multiple Family Residential District to allow a mobile home park.

After discussion, the Planning Commission heldover the application until the March 17, 2011, meeting with revisions due to the Planning Section by noon on Friday, March 4, 2011, to address the following:

- 1) submittal of a revised narrative specifically outlining which of the four acceptable conditions for rezoning is occurring at this site;**
- 2) revision of the site plan to remove all mobile home sites from the 25-foot minimum building setback line;**
- 3) revision of the site plan to depict all two way accessways as being at least 24 feet in width;**
- 4) revision of the site plan to depict all accessways and parking as either asphalt or concrete;**
- 5) revision of the site plan, and redesign, as necessary, to depict all mobile lots as being at least 3,200 square feet in area;**
- 6) revision of the site plan to depict the required playground/common area as required in Section 37-56 of the Mobile City Code;**

Case #ZON2011-00121 (Rezoning)

David L. Pitts

February 18, 2011

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- 7) revision of the site plan to depict the dedicated patio area as required in Section 37-57 of the Mobile City Code;
- 8) revision of the site plan to depict the 10-foot required setback and buffer area where the site abuts residentially zoned property as well as a privacy fence in compliance with Section 64-4.D.1. of the Zoning Ordinance; and,
- 9) submittal of a landscape plan showing full compliance with the tree planting and landscaping area requirements of the Zoning Ordinance.

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 18, 2011

David L. Pitts
8305 Twin Lakes Dr.
Mobile, AL 36695

Re: Case #ZON2011-00123 (Sidewalk Waiver)
David L. Pitts
4512 Higgins Road
(North side of Higgins Road, 215'± West of Shipyard Road).
Request to waive construction of a sidewalk along Higgins Road.

Dear Applicant(s):

At its meeting on February 17, 2011, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, the Planning Commission heldover the application until the March 17, 2011, meeting with revisions due to the Planning Section by noon on Friday, March 4, 2011, to address the following:

- 1) revisions to the associated Planned Unit Development, Planning Approval, and Rezoning Applications as outlined.**

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

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Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning