

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 5, 2007

W.M. Lyon, President of Creekline, Inc.  
c/o John Peoples  
118 North Royal Street  
Mobile, AL 36602

**Re: Case #SUB2007-00237 (Subdivision)**  
**Creekline Subdivision, Twelfth Addition**  
Northeast corner of Higgins Road and Shipyard Road, extending Northwardly  
3415'± along the East side of Shipyard Road.  
12 Lots / 7.3± Acres

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

At its meeting on October 4, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) illustration of the right-of-way of all road frontages on the Final Plat;**
- 2) depiction of the 25' minimum building setback line on all road frontages;**
- 3) placement of a note on the final plat stating that each lot is limited to two curb cuts to Shipyard Road, with the size, location, and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information; and**
- 5) the provision of a 6-foot high solid wooden fence along the railroad right-of-way.**

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](mailto:travisz@cityofmobile.org).

**Creekline Subdivision, Twelfth Addition**  
**October 5, 2007**  
**Page 2**

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: Richard L. Patrick

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 5, 2007

Creekline, Inc. By W.M. Lyon, President  
c/o John Peoples  
118 North Royal Street  
Mobile, AL 36602

**Re: Case #ZON2007-02241 (Planned Unit Development)**  
**Creekline Subdivision, Twelfth Addition**  
Northeast corner of Higgins Road and Shipyard Road, extending Northwardly  
3415'± along the East side of Shipyard Road.  
Planned Unit Development Approval to allow reduced building setbacks and  
increased site coverage in a commercial subdivision.

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

At its meeting on October 4, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow reduced building setbacks and increased site coverage in a commercial subdivision.

After discussion, it was decided to deny this plan due to the request is not required.

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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 5, 2007

Creekline, Inc. By W.M. Lyon, President  
c/o John Peoples  
118 North Royal Street  
Mobile, AL 36602

**Re: Case #ZON2007-02242 (Rezoning)**

**Creekline, L.L.C. (W. M. Lyon)**

Northeast corner of Higgins Road and Shipyard Road, extending Northwardly  
3415'± along the East side of Shipyard Road.

Rezoning from B-1, Buffer Business, to B-3, Community Business, to allow light  
warehousing with offices.

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

At its meeting on October 4, 2007, the Planning Commission considered your request for  
a change in zoning from B-1, Buffer Business, to B-3, Community Business, to allow  
light warehousing with offices.

After discussion, it was decided to recommend the approval of this change in zoning to  
the City Council subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) that each lot is limited to two curb-cut onto Shipyard Road, with the size,  
design and location to be approved by Traffic Engineering, and conform to  
AASHTO standards;**
- 3) full compliance with the tree and landscaping requirements of Section 64-  
4.E. of the Zoning Ordinance;**
- 4) provision of a 6-foot high solid wooden fence along the railroad right-of-  
way; and**
- 5) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$178.00. Upon receipt of this fee, your  
application will be forwarded to the City Clerk's office to be scheduled for public hearing  
by the City Council.

**Creekline, L.L.C. (W.M. Lyon)**  
**October 5, 2007**  
**Page 2**

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