

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 18, 2009

Allen Fowler
2465 Venetia Rd.
Mobile, AL 36605

Re: Case #SUB2009-00132 (Subdivision)
Fowlers Cove Subdivision
2465 Venetia Road B
(At the end of a private Road, 950'± South of the East terminus of Venice Court).
3 Lots / 6.2± Acres

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

At its meeting on September 17, 2009, the Planning Commission tentatively approved the above referenced subdivision with the following conditions:

- 1) **compliance with Section VIII.E. of the Subdivision Regulations (with a waiver of Section VIII.E.2.c. for the existing portion of the private street) prior to signing the Final Plat;**
- 2) **placing of a note on the Final Plat stating that no future subdivision will be allowed unless adequate street frontage is provided for all lots;**
- 3) **placement of a note on the Final Plat stating that Lots A and B are limited to one curb cut each, with the sizes, designs and locations to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 4) **placement of a note on the Final Plat stating that the common area is to be used as a non-exclusive easement for ingress/egress for Lots B and C;**
- 5) **renaming of the Common Area of the hammerhead to private street on the Final Plat;**
- 6) **revision of the minimum building setback line on Lot C to 25', as required by Section V.D.9. of the Subdivision Regulations;**
- 7) **the applicant receive the approval of all applicable Federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;**
- 8) **labeling of the lots with their sizes in square feet, or the provision of a table on the plat with the same information; and**
- 9) **placement of a note on the site plan stating that the approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

Fowlers Cove Subdivision

September 20, 2009

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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: Byrd Surveying

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 18, 2009

Allen Fowler
2465 Venetia Rd.
Mobile, AL 36605

Re: Case #ZON2009-02077 (Planned Unit Development)
Fowlers Cove Subdivision
2465 Venetia Road B
(At the end of a private Road, 950'± South of the East terminus of Venice Court).
Planned Unit Development to allow construction of a private street subdivision.

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

At its meeting on September 17, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow construction of a private street subdivision.

After discussion, it was decided to approve the request, subject to the following conditions:

- 1) **labeling of the lots with their sizes in square feet, or the provision of a table on the plat with the same information; and**
- 2) **submission of a revised site plan reflecting the conditions prior to the issuance of any permits**

Fowlers Cove Subdivision

September 18, 2009

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Byrd Surveying