

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 20, 2009

Diana Morgan
4510 Old Shell Rd. #2
Mobile, AL 36608

Re: Case #SUB2009-00163 (Subdivision)
D'Olive Place Subdivision
262 West Drive
(West side of West Drive, 100'± South of Northwoods Court).
24 Lot / 4.0 ± Acre

Dear Applicant(s):

At its meeting on November 19, 2009, the Planning Commission considered the above referenced subdivision.

After discussion, this application was recommended for holdover to the December 17, 2009 meeting so that the applicant can address the issues with the Planned Unit Development and the Rezoning requests.

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: Rowe Surveying & Engineering Co. Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 20, 2009

Diana Morgan
4510 Old Shell Rd. #2
Mobile, AL 36608

**Re: Case #ZON2009-02669 (Planned Unit Development)
D'Olive Place Subdivision**

262 West Drive

(West side of West Drive, 100'± South of Northwoods Court).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced lot sizes, reduced lot widths and reduced side yard setbacks.

Dear Applicant(s):

At its meeting on November 19, 2009, the Planning Commission considered the Planned Unit Development site plan to allow reduced lot sizes, reduced lot widths and reduced side yard setbacks.

After discussion, this application was recommended for holdover to the December 17, 2009 meeting, with revisions due by Wednesday December 2, 2009, to address the following:

- 1) the type of development proposed (i.e. innovative, traditional, multi-family);**
- 2) the types of structures to be built;**
- 3) a detailed outline of all the lots on the property including their size and right-of-way frontage;**
- 4) the justification for the development;**
- 5) the time frame for the development; and**
- 6) the justification for the "hammerhead" turnaround in lieu of a cul-de-sac.**

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: Rowe Surveying & Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 20, 2009

Diana Morgan
4510 Old Shell Rd. #2
Mobile, AL 36608

Re: Case #ZON2009-02678 (Rezoning)

Diana Morgan

262 West Drive

(West side of West Drive, 100'± South of Northwoods Court).

Rezoning from R-1, Single-Family Residential District, to R-2, Two-Family Residential District to allow construction of a single family neighborhood with up to 40% site coverage.

Dear Applicant(s):

At its meeting on November 19, 2009, the Planning Commission considered the above referenced Rezoning.

After discussion, this application was recommended for holdover to the December 17, 2009 meeting, with revisions due by Wednesday December 2, 2009, to address the following:

- 1) justification for the rezoning request stating which of the conditions as outlined in Section 64-9 of the Zoning Ordinance are occurring; and**
- 2) the time frame for development should be submitted**

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: Rowe Surveying & Engineering