

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 4, 2004

Horizon Properties, LLC  
P. O. Box 850421  
Mobile, AL 36685

**Re: Case #ZON2004-01146**

**Magnolia Place East Subdivision**

West side of East Drive, 3/10 mile± South of Old Shell Road, extending to the  
East side of Center Drive. - Council District 6

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

At its meeting on June 3, 2004, the Planning Commission considered for Planned Unit Development the site plan to allow 5-foot side yard setbacks and allow 45% maximum site coverage in a previously approved residential PUD.

After discussion it was decided to approve this plan subject to the following conditions:

- (1) denial of access to Center Drive until it is constructed to city standards;
- (2) submission of a certified survey determining adequate stormwater system (including detention) was designed and constructed to accommodate increased coverage; and
- (3) full compliance with all municipal codes and ordinances.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Victor McSwain, Secretary

By: \_\_\_\_\_  
Richard Olsen, Planner II