

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 21, 2007

Thinh Nguyen, Nham Nguyen, and Khuyen Nguyen
2113 Largo Avenue
Mobile, AL 36609

Re: Case #ZON2007-02199 (Rezoning)
Thinh Nguyen, Nham Nguyen, and Khuyen Nguyen
950 Cody Road North
(Northeast corner of Cody Road North and Zeigler Boulevard).

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

At its meeting on September 20, 2007, the Planning Commission considered your request for a change in zoning from B-3, Community Business, to B-3, Community Business, to remove a service road condition of the previous rezoning.

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) the site is limited to two curb-cuts onto Cody Road and one curb-cut onto Zeigler Boulevard, with the size, design and location to be approved by Traffic Engineering; and**
- 3) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$184.75. 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.

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**

September 21, 2007

Thinh Nguyen, Nham Nguyen, and Khuyen Nguyen
2113 Largo Avenue
Mobile, AL 36609

Re: Case #SUB2007-00221 (Subdivision)
Cody-Zeigler Commercial Subdivision
950 Cody Road North
(Northeast corner of Cody Road North and Zeigler Boulevard).
1 Lot / 1.8± Acres

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

At its meeting on September 20, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of 10 feet along Cody Road, as depicted on the preliminary plat;**
- 2) dedication of sufficient right-of-way at the intersection of Cody Road and Zeigler Boulevard for radius to be approved by Traffic Engineering, as depicted on the preliminary plat;**
- 3) placement of a note on the final plat stating that the site is limited to one curb cut to Zeigler Boulevard and two curb cuts to Cody Road, with the size, location and design to be approved by Traffic Engineering;**
- 4) provision of a buffer in compliance with Section V.A.7. of the Subdivision Regulations;**
- 5) illustration of the required 25-foot minimum building setback line along both street frontages; and**
- 6) labeling of the lot with its size in square feet.**

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.

Cody-Zeigler Commercial Subdivision
September 21, 2007
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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.

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, Inc.