

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 8, 2007

Johnny Randall Cotton & Angela K. Cotton
4359 Sawyer Avenue
Mobile, AL 36619

Re: Case #ZON2007-01451 (Planned Unit Development)
Johnny Randall Cotton and Angela K. Cotton
4800 Tufts Road
(West side of Tufts Road, 50'± North of Furman Drive).
Planned Unit Development Approval to allow seven single-family residential and
two common area/utility buildings on a single-building site.

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

At its meeting on June 7, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to deny this plan based upon the rezoning request.

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**

June 8, 2007

Johnny Randall Cotton & Angela K. Cotton
4359 Sawyer Avenue
Mobile, AL 36619

Re: Case #ZON2007-01452 (Rezoning)
Johnny Randall Cotton and Angela K. Cotton
4800 Tufts Road
(West side of Tufts Road, 50'± North of Furman Drive).
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential, to allow seven single-family residential and two common area/utility buildings on a single-building site.

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

At its meeting on June 7, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential, to allow seven single-family residential and two common area/utility buildings on a single-building site.

After discussion, it was decided to recommend the denial of this change in zoning to the City Council for the following reason:

- 1) the site area falls below the minimum area recommended by Section 64-3.A.5.a. of the Zoning Ordinance; and**
- 2) the changing conditions are not sufficient to warrant multi-family development within an existing R-1 Single-Family district.**

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