

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 21, 2007

Value Place Real Estate Services, LLC
8621 East 21st Street, Suite 250
Wichita, KS 67206

Re: Case #ZON2007-02216 (Sidewalk Waiver Request)
Value Place Real Estate Services, LLC
West side of West I-65 Service Road South, 500'± South of Key Street.
Request to waive construction of a sidewalk along West I-65 Service Road South.

Dear Applicant(s):

At its meeting on September 20, 2007, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve your request to waive construction of a sidewalk.

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

Value Place Real Estate Services, LLC
8621 East 21st Street, Suite 250
Wichita, KS 67206

Re: Case #ZON2007-02205 (Rezoning)
Value Place Real Estate Services, LLC
West side of West I-65 Service Road South, 500'± South of Key Street.

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 I-1, Light Industry, to B-3, Community Business, to allow an extended stay hotel.

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; and**
- 2) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$186.25. 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

Mr. Blacksher White-Spunner
P.O. Box 7475
Mobile, AL 36670

Re: Case #SUB2007-00223 (Subdivision)
Hutson-Key Subdivision, Unit Two
1312 West I-65 Service Road South
(Northwest corner of West I-65 Service Road South and Pleasant Valley Road,
extending to the Northeast corner of Michael Boulevard and Hutson Drive, and
extending to the South side of Key Street, 490'± West of West I-65 Service Road
South).
3 Lots / 16.4+ 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) placement of a note on the final plat stating that Lot 1 be limited to the existing curb cuts, Lot 2 be limited to two curb-cuts, while Lot 3 with greater than 200 feet of frontage on all street frontages should be limited to one curb-cut, to each street, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards;**
- 2) depiction of the 25-foot minimum building setback line from all street frontages (including Interstate 10), as required by Section V.D.9. of the Subdivision Regulations;**
- 3) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 4) placement of a note on the final plat stating that the maintenance of the detention common area is the responsibility of the property owners; and**
- 5) full compliance with all other municipal codes and ordinances.**

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.

Hutson-Key Subdivision, Unit Two
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: Rester and Coleman Engineers, Inc.