

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 8, 2005

Ronald Twilley  
2924 Riverview Point Drive South  
Mobile, AL 36682

**Re: Case #ZON2005-00668  
Bradford Place Townhomes**

East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive.  
Council District 6

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

At its meeting on April 7, 2005, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a private street, single-family residential townhome subdivision.

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

- (1) that the proposed dumpsters be located in an area outside of the required front yard, with the provision of adequate maneuvering area for garbage trucks (location to be coordinated with and approved by Urban Development staff and Traffic Engineering);
- (2) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (3) that there be no windows facing buildings less than 20-feet apart;
- (4) provision of a six-foot wooden privacy fence along the North and South property lines;
- (5) denial of access to Center Drive until such time that Center Drive is constructed to city standards;
- (6) that the one-way drives be signed and marked according to MUTCD standards; and
- (7) full compliance with all municipal codes and ordinances, including but not limited to the private street construction requirements of the Subdivision Regulations.

**Ronald Twilley (Case #ZON2005-00668)**

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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: /s/ Richard Olsen, Planner II