

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2005

Ron & Co., Inc.
2924 Riverview Point Drive South
Mobile, AL 36682

Re: Case #ZON2005-02308 (Planned Unit Development)

Bradford Place Townhomes

(East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a private street, single-family residential townhome subdivision.

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

At its meeting on December 15, 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;**

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- 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.**

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**

December 16, 2005

Ron & Co., Inc.
2924 Riverview Point Drive South
Mobile, AL 36682

Re: Case #SUB2005-00247 (Subdivision)

Bradford Place Townhomes

East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive).

40 Lots / 3.9± Acres

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

At its meeting on December 15, 2005, the Planning Commission waived Section V.D. 2 and approved the above referenced subdivision subject to the following condition:

- 1) construction of the street in compliance with the private road standards of Section VIII.E.2. of the Subdivision Regulations, including but not limited to a minimum paved width of 18-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.

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 marti.watson@cityofmobile.org.

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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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.