

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 12, 2002

David Wilkins  
P. O. Box 1406  
Mobile, AL 36633

**Re: Case #ZON2002-01447  
Magnolia Place Subdivision**

West side of East Drive, 3/10 mile± South of Old Shell Road, extending to the East side of Center Drive.

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

At its meeting on July 11, 2002, the Planning Commission considered for Planned Unit Development the site plan to allow a residential subdivision with amended lot sizes, setback lines, and site coverage limits.

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

- (1) dedication of right-of-way along Center Drive to provide 25-feet from the centerline;
- (2) denial of access to Center Drive, until such time as Center Drive is constructed to city standards;
- (3) dedication and construction of the proposed street to city standards, including a cul de sac;
- (4) that the alleys be a minimum of 15-feet wide, 12' paved, one-way, approved by Traffic Engineering, with a note on the final plat stating that the maintenance thereof is the responsibility of the property owners;
- (5) that the building limit lines for each lot be modified—in situations where a setback is provided, it must be a minimum of five-feet, zero-setbacks cannot occur adjacent to each other, nor on the exterior lot lines of the overall development; and
- (6) full compliance with all municipal codes and ordinances.

**David Wilkins (Case #ZON2002-01447)**

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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