

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 16, 2004

O. A. Pesnell, Jr.
6925 Cottage Hill Rd., Ste. E
Mobile, AL 36695

Re: Case #ZON2004-00795 (Rezoning)

O. A. Pesnell, Jr.

580'± North of the North terminus of Pesnell Court, adjacent to the West side of Inverness Subdivision, Unit Two.

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

At its meeting on April 15, 2004, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for a retirement housing community.

After discussion it was decided to recommended the approval of this change in zoning to the City Council subject to the following conditions:

- 1) completion of the rezoning and subdivision processes;**
- 2) provision of a six-foot wooden privacy fence where the site adjoins R-1 development;**
- 3) the provision of a drainage easement for the Milkhouse Creek Floodplain, as well as any necessary surveys and coordination thereof with the City Engineering Department;**
- 4) approval of City Engineering, Traffic Engineering and the Bureau of Fire Prevention for any existing or proposed bridges/culverts prior to the issuance of any permits for new construction on the site;**
- 5) that the driveway, from Pesnell Court to the north terminus, be widened to a minimum width of 24-feet and paved with asphalt or concrete;**
- 6) the approval of all applicable federal, state and local agencies; and**
- 7) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$356.52. 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.

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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