

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2005

Pecan Cove Apartments
210 Lenwood Road
Decatur, AL 35603

Re: Case #ZON2005-02097 (Planned Unit Development)
Pecan Cove Apartments, Ltd.
1801 Holt Road
(North side of Dr. Martin Luther King Jr. Avenue, extending Northeast to Holt Road, and extending Northwest to Yukers Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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 multiple buildings on a single building site.

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

- 1) the dedication of sufficient right-of-way to provide 25 feet from the centerlines of Holt Road and Yukers Street;
- 2) the completion of the subdivision process prior to the issuance of any permits;
- 3) compliance with Section V.C.2.b. of the Zoning Ordinance (“A building shall be located no closer to another building than a distance equal to the height of the taller building of the two...[and] for a two-story building such distance shall be not less than 30 feet in the case of two walls having windows....”);
- 4) the retention, to the extent possible, of the mature trees facing and adjoining R-1 properties, to be coordinated with Urban Forestry;
- 5) the provision and maintenance of a vegetative buffer where the site faces and adjoins R-1 properties, in compliance with Section IV.D.1.b of the Zoning Ordinance; and
- 6) full compliance with all municipal codes and ordinances.

Pecan Cove Apartments, Ltd.
December 16, 2005
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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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2005

Pecan Cove Apartments
210 Lenwood Road
Decatur, AL 35603

Re: **Case #SUB2005-00232 (Subdivision)**
Truevine Missionary Baptist Church Subdivision
1850 Dr. Martin Luther King Jr. Avenue and 1801 Holt Road
(Northeast corner of Dr. Martin Luther King Jr. Avenue and Yukers Street,
extending Northeast to Holt Road).
2 Lots / 11.1± Acres

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

At its meeting on December 15, 2005, the Planning Commission approve the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 25 feet from the centerlines of Holt Road and Yukers Street;**
- 2) the depiction of the 25-foot setbacks on the final plat, measured from the property line after dedication; and**
- 3) the correction of the error in the legal description.**

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.

Truevine Missionary Baptist Church Subdivision

December 16, 2005

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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: Pilgreen Engineering, Inc.