

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 3, 2006

Rick Twilley
P.O. Box 850669
Mobile, AL 36685

Re: Case #SUB2006-00247 (Subdivision)
Pinehurst, Delaney's Addition to Spring Hill, Resubdivision of a Portion of Block 9

North side of Howard Street (unopened right-of-way, to be vacated), extending from
Louise Avenue to Schaub Avenue.

16 Lots / 2.0± Acres

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

At its meeting on November 2, 2006, the Planning Commission waived the minimum lot size requirements of Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) completion of the right-of-way vacation process;**
- 2) each lot limited to one curb cut, with the size, design and location to be approved by Traffic Engineering; and**
- 3) dedication of right-of-way along Louise Avenue to provide 30 feet from centerline, as shown on the plat.**

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: Research and Engineering, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 3, 2006

Rick Twilley
P.O. Box 850669
Mobile, AL 36685

Re: Case #ZON2006-02234 (Planned Unit Development)
Pinehurst, Delaney's Addition to Spring Hill, Resubdivision of a Portion of Block 9

North side of Howard Street (unopened right-of-way, to be vacated), extending from Louise Avenue to Schaub Avenue.

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

At its meeting on November 2, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot sizes and widths, reduced building setbacks, and increased site coverage in a single-family residential subdivision.

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

- 1) completion of the right-of-way vacation process;**
- 2) provision of an 8-foot setback along the North and South boundaries of the development; and**
- 3) limitation of each lot to one curb cut, with the size, design and location to be approved by Traffic Engineering.**

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**

November 3, 2006

Rick Twilley
P.O. Box 850669
Mobile, AL 36685

Re: Case #ZON2006-02232 (Rezoning)

Rick Twilley

North side of Howard Street (unopened right-of-way, to be vacated), extending from Louise Avenue to Schaub Avenue.

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

At its meeting on November 2, 2006, the Planning Commission considered your request for a change in zoning from B-3, Community Business, to R-2, Two-Family Residential, to allow a single-family residential subdivision.

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

- 1) rezoning limited to the accompanying Planned Unit Development; and**
- 2) completion of the right-of-way vacation process.**

The advertising fee for this application is \$156.55. 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.

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