MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION

February 7, 2003

Lee Metzger
1000 Hillcrest Road, Suite 110
Mobile, AL 36695

Re: Case #ZON2003-00118
Seton Place Subdivision (Lee Metzger, Agent)
North side of a proposed public right-of-way, 350'± East of Cody Road and adjacent to the South side of Providence Estates Subdivision, Unit Two, Phase C.

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

At its meeting on February 6, 2003, the Planning Commission considered for Planned Unit Development the site plan to allow a single-family residential subdivision with reduced lot widths and reduced lot sizes.

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

(1) that no permits are issued until the public street is constructed and dedicated to the City of Mobile;
(2) placement of a note on the final plat stating that Lots 54-64 and 105-110 are denied direct access to the public street to the rear (West);
(3) if necessary, that the proposed emergency access between Lots 57 and 58 remain private, with a note on the final plat stating that this emergency access is maintained by the property owners;
(4) that the detention areas be identified as such, with a note on the final plat stating that the maintenance of all detention and common areas is the responsibility of the property owners;
(5) that the private road comply with Section VIII of the Subdivision Regulations;
(6) that the streets be constructed to City standards;
(7) placement of a note on the final plat stating that if the gate for the private road is no longer in operation that the road will be dedicated to the City of Mobile; and
(8) provision of a 10' undisturbed natural buffer and 6' high wooden privacy fence as stated by the applicant at the meeting.

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