

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 7, 2004

Ronald Twilley
2924 Riverview Point Drive South
Mobile, AL 36582

Re: Case #ZON2004-00971
Western Hills Subdivision, Resubdivision of Lots 8 & 9, Block 4
East side of West Drive at the East terminus of Northwoods Court, extending to
the West side of Center Drive. Council District 6

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

At its meeting on May 6, 2004, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site for a single-family residential condominium complex.

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

- (1) relocation of the proposed dumpsters outside of the required front yard, in an area where adequate maneuvering area for garbage trucks is provided, location to be coordinated with and approved by Urban Development staff and Traffic Engineering;
- (2) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (3) that there be no windows facing buildings less than 20-feet apart;
- (4) provision of a six-foot wooden privacy fence along the North and South property lines;
- (5) denial of access to Center Drive until such time that Center Drive is constructed to city standards;
- (6) that the one-way drives be signed and marked according to MUTCD standards; and
- (7) full compliance with all municipal codes and ordinances.

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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