

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

River 4 Properties LLC
2316-C Knollwood Dr.
Mobile, AL 36693

Re: Case #ZON2006-01028 (Rezoning)
River 4 Properties L.L.C.
4061 Hillcrest Lane West
(South side of Hillcrest Lane West at Pansy Court [private street]).

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

At its meeting on July 20, 2006, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential district, to R-3, Multi-Family Residential district, to allow residential condominiums.

After discussion it was decided to recommend denial of this change in zoning for the following reasons: 1) based upon the PUD site plan; and 2) the density of the proposed development is not in character with the surrounding residential development.

You may, within 15 days of the Planning Commission's decision, make a written request to the City Clerk to appeal this decision to the City Council. However, the decision to hear the appeal is at the discretion of the City Council. Also, please be aware that a public hearing to consider the appeal, if held, will require additional public notification, and that the applicant is responsible for these advertising fees.

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: S & L Properties, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

River 4 Properties LLC
2316-C Knollwood Dr.
Mobile, AL 36693

Re: Case #ZON2006-01031 (Planned Unit Development)
Wisteria Trace Subdivision
4061 Hillcrest Lane West
(South side of Hillcrest Lane West at Pansy Court [private street]).

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

At its meeting on July 20, 2006, 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 deny this plan for the following reasons:

- 1) the site plan does not depict the minimum required pavement width and curb radii;
- 2) the site plan depicts what appears to be "lot" lines for a "condominium" development;
- 3) the site plan does not depict fence and landscape buffering along the East, South and West property lines that complies with Section 64-4.D. of the Zoning Ordinance; and
- 4) the density of the proposed development is not in character with the surrounding residential development.

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: S & L Properties, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

River 4 Properties LLC
2316-C Knollwood Dr.
Mobile, AL 36693

Re: Case #SUB2006-00101 (Subdivision)
Wisteria Trace Subdivision
4061 Hillcrest Lane West
(South side of Hillcrest Lane West at Pansy Court [private street]).
1 Lot / 3.6± Acres

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

At its meeting on July 21, 2006, the Planning Commission considered the above referenced subdivision.

After discussion it was decided to deny this request for the following reasons: 1) based upon the PUD site plan; and 2) the density of the proposed development is not in character with the surrounding residential development.

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: Byrd Surveying, Inc.
S & L Properties, Inc.