

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 7, 2007

Dulari J. Smith, President  
P.O. Box 7037  
Mobile, AL 36670

**Re: Case #SUB2007-00264**  
**Bill Fish Subdivision**  
88 Hillcrest Road  
(West side of Hillcrest Road, 270'± North of Cedar Bend Court).  
1 Lot / 0.8± Acre

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

At its meeting on December 6, 2007, the Planning Commission approved the above-referenced subdivision subject to the following conditions:

- 1) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;**
- 2) placement of a note on the final plat stating that the site is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards; and**
- 3) the placement of the 25-foot minimum building setback lines on the Final Plat.**

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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

**Bill Fish Subdivision**  
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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: Polysurveying Engineering – Land Surveying

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 7, 2007

Dulari J. Smith, President  
P.O. Box 7037  
Mobile, AL 36670

**Re: Case #ZON2007-02594 (Planned Unit Development)**  
**Bill Fish Subdivision**  
88 Hillcrest Road  
(West side of Hillcrest Road, 270'± North of Cedar Bend Court).  
Planned Unit Development Approval to allow two buildings on a single building site.

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

At its meeting on December 6, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

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

- 1) Revision of the site plan to depict a dumpster or waste storage facilities, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 2) Revision of the site plan to depict any required storm water detention facilities;**
- 3) Compliance with Engineering comments;**
- 4) Placement of a note on the site plan stating that any changes to the site plan, that would normally require a building or land disturbance permit, will require a new application for Planned Unit Development approval prior to the issuance of any permits;**
- 5) Revision of the site plan to clearly depict a fence or protection buffer strip along the North, West and South perimeters of the site, in accordance with Section 64-4.D.1. of the Zoning Ordinance;**
- 6) Placement of a note on the site plan stating that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance, if the parking area is used at night;**
- 7) Placement of a note on the site plan stating that the site is limited to one curb-cut onto Hillcrest Road, with the size, design and location of the curb-cut to be approved by Traffic Engineering and in compliance with AASHTO standards;**

**Bill Fish Subdivision**  
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- 8) Provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the signing of the Final Plat;**
- 9) Submission and Completion of the Subdivision process; and**
- 10) Full compliance with all municipal codes and ordinances.**

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

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December 7, 2007

Dulari J. Smith, President  
P.O. Box 7037  
Mobile, AL 36670

**Re: Case #ZON2007-02593 (Rezoning)**  
**George E. Jensen Contractor (Dulari J. Smith, President)**  
88 Hillcrest Road  
(West side of Hillcrest Road, 270'± North of Cedar Bend Court).

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

At its meeting on December 6, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow retail sales

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) Revision of the site plan to depict a dumpster or waste storage facilities, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 2) Revision of the site plan to depict any required storm water detention facilities;**
- 3) Compliance with Engineering comments;**
- 4) Placement of a note on the site plan stating that any changes to the site plan, that would normally require a building or land disturbance permit, will require a new application for Planned Unit Development approval prior to the issuance of any permits;**
- 5) Revision of the site plan to clearly depict a fence or protection buffer strip along the North, West and South perimeters of the site, in accordance with Section 64-4.D.1. of the Zoning Ordinance;**
- 6) Placement of a note on the site plan stating that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance, if the parking area is used at night;**
- 7) Placement of a note on the site plan stating that the site is limited to one curb-cut onto Hillcrest Road, with the size, design and location of the curb-cut to be approved by Traffic Engineering and in compliance with AASHTO standards;**
- 8) Provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the signing of the Final Plat;**

**George E. Jensen Contractor (Dulari J. Smith, President)**  
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- 9) Submission and Completion of the Subdivision process; and**
- 10) Full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$200.35. 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