

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 18, 2010

Casey Pipes
P.O. Box 2767
Mobile, AL 36652

Re: Case #SUB2010-00057 (Subdivision)
Next Chapter Hillcrest Subdivision
208 Hillcrest Road
West side of Hillcrest Road, 260'± South of Cedar Bend Court
Number of Lots / Acres: 1 Lot / 17.1± Acres

Dear Sir/Madam:

At its meeting on June 17, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) retention on the Final Plat of the 25-foot minimum building setback line along all right-of-way;**
- 2) retention on the Final Plat of the notation of the lot size area, in square feet;**
- 3) retention of a note on the Final Plat stating that the lot is limited to one curb-cut to Hillcrest Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) full compliance with Engineering comments: *(Show Minimum Finished Floor Elevation on Plat. A flood study [A “No Rise” Certification] will be required for the construction of buildings within the flood zone. Must comply with all stormwater and flood control ordinances. There is to be no fill placed within the limits of the flood plain without providing compensation. Since the property is located within a special flood hazard area, elevation certificates will be required for the construction of each individual building. The construction of any new dumpster pads, car washes or trash compactors will require connection to sanitary sewer, cannot discharge to storm sewer. Must comply with all other stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit);***

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- 5) retention of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species and that any required permits should be obtained prior to undertaking any land disturbing or construction activity; and,**
- 6) retention of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies would be required prior to the issuance of any permits or land disturbance activities.**

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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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.

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: Casey Pipes
DRC, LLC

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 18, 2010

Casey Pipes
P.O. Box 2767
Mobile, AL 36652

Re: Case #ZON2010-01108 (Planned Unit Development)
Next Chapter Hillcrest Subdivision
208 Hillcrest Road
West side of Hillcrest Road, 260'± South of Cedar Bend Court
Planned Unit Development Approval to allow four (4) apartment buildings, pool, amenities building, sand volleyball court, and office on a single building site

Dear Applicant(s):

At its meeting on June 17, 2010, the Planning Commission considered for Planned Unit Development the site plan to allow increased maximum site coverage and decreased side yard setbacks in a proposed Single Family residential subdivision.

After discussion, this application was approved, subject to the following conditions:

- 1) completion of the rezoning process;**
- 2) placement of a note on the site plan stating that the existing vegetation on the Western property line, South of Twelve Mile Creek will be maintained in compliance with Section 64-4.D.1. of the Zoning Ordinance, or an appropriate buffer be indicated on the site plan;**
- 3) revision of the site plan to depict the dumpster locations with adequate area for front-loading garbage trucks to maneuver or provision of documentation that side-loading equipment and service is available for 3-5 cubic yard dumpsters in the City of Mobile;**
- 4) full compliance with Engineering comments: *Show Minimum Finished Floor Elevation on Plat. A flood study (A "No Rise" Certification) will be required for the construction of buildings within the flood zone. Must comply with all stormwater and flood control ordinances. There is to be no fill placed within the limits of the flood plain without providing compensation. Since the property is located within a special flood hazard area, elevation certificates will be required for the construction of each individual building. The construction of any new***

dumpster pads, car washes or trash compactors will require connection to sanitary sewer, cannot discharge to storm sewer. Must comply with all other stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit;

- 5) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species and that any required permits should be obtained prior to undertaking any land disturbing or construction activity; and
- 6) placement of a note on the site plan stating that the approval of all applicable federal, state, and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 7) provision of an eight foot (8') high privacy fence along the North property line, as agreed to at the meeting;
- 8) lighting to be directed into the site, as required by the Zoning Ordinance;
- 9) provision of 2 copies of the revised PUD plan to the Planning Section of Urban Development prior to the issuance of any permits; 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

cc: Clark, Geer, Latham, & Associates, Inc.
DRC, LLC