



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

New Life Housing, LLC.
750 Lakeside Drive, Suite B
Mobile, AL 36693

Re: 3901 Cottage Hill Road
(South side of Cottage Hill Road, 25'± West of Hawthorne Drive).
Council District 4
SUB2015-00156 (Subdivision)
New Life Housing, LLC
Number of Lots / Acres: 1 Lot / 0.5 ± Acre
Engineer / Surveyor: Haidt Land Surveying

Dear Applicant(s):

At its meeting on February 18, 2016, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) dedication sufficient to provide 50' from the centerline of Cottage Hill Road;
- 2) placement of a note on the Final Plat stating that the lot is limited to one curb cut to Cottage Hill Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) revision of the plat to indicate the 25' minimum building setback line as measured from any required frontage dedication;
- 4) revision of the plat to label the lot size in both square feet and acres after any required frontage dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) subject to the Engineering comments: [The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Present tract designation, name

of proposed subdivision, - show existing parcel/lot lines. C. Location, width, purpose of existing and proposed easements. D. Check the written legal description and the labeled bearings and distances. It appears that the last callout in the written description is not shown on the drawing. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. G. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];

- 6) subject to the Traffic Engineering comments: (Lot is limited to one curb cut to Cottage Hill Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Sidewalk should be included along all street frontages, unless a sidewalk waiver is approved by the Planning Commission.);
- 7) subject to the Urban Forestry comments: [Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).]; and
- 8) subject to the Fire Department comments: [All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)].

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 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 marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____

Richard Olsen
Deputy Director of Planning

cc: Springhill Insurance Co.
Haidt Land Surveying



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New Life Housing, LLC
750 Lakeside Drive, Suite B
Mobile, AL 36693

Re: 3901 Cottage Hill Road
(South side of Cottage Hill Road, 25'± West of Hawthorne Drive).
Council District 4
ZON2015-02551 (Rezoning) (Holdover)
New Life Housing, LLC
Rezoning from R-1, Single-Family Residential District, to **B-1, Buffer Business District**, to allow a counseling services office.

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

At its meeting on February 18, 2016, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to **B-1, Buffer Business District**, to allow a counseling services office.

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

- 1) completion of the Subdivision process;
- 2) use of the site is limited to offices only, as per the submitted Voluntary Conditions and Use Restrictions; and
- 3) subject to full compliance with all municipal codes and ordinances, including the appropriate permitting of all proposed work.

The advertising fee for this application is \$277.10. 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.

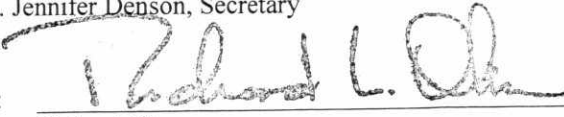
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Richard Olsen
Deputy Director of Planning

cc: Springhill Insurance Co.
Haidt Land Surveying & Engineering