



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2023

Hoan Nguyen
1151 Louise Avenue
Mobile, AL 36609

Re: 2558 & 2560 Hillcrest Road
SUB-002746-2023
Cottage Hill Heights Subdivision, Resubdivision of Lots 1 & 2
Hoan Nguyen
District 6
Subdivision of 3 lots, 2.16± acres

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

At its meeting on December 21, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section 6.C.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of at least a 25-foot front yard setback along Hillcrest Road;
2. Removal of side or rear setbacks from the Final Plat;
3. Retention of a 100-foot right-of-way for Hillcrest Road on the Final Plat;
4. Retention of the Final Plat to depict lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and
8. Compliance with all Fire Department comments noted in the staff report.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.


SUB-002746-2023 Cottage Hill Heights Subdivision, Resubdivision of Lots 1 & 2
December 22, 2023

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: 

Margaret Pappas
Deputy Director of Planning and Zoning