

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2008

Hillcrest South, LLC
Attn: Steve Ladas
426 S. Craft Highway
Chickasaw, AL 36611

Re: Case #SUB2008-00200 (Subdivision)
Uniport Subdivision, Resubdivision of and Addition to Lot 2
4616 and 4628 Airport Boulevard
(North side of Airport Boulevard, 125'± East of South University Boulevard,
extending to the East side of South University Boulevard 118'± North of Airport
Boulevard).
1 Lot / 1.8± Acres

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

At its meeting on October 16, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication to provide sufficient right-of-way along Airport Boulevard and University Boulevard South 50-feet from the centerline of each street;**
- 2) placement of a note on the final plat stating that the development is limited to two curb-cuts onto Airport Boulevard and one curb cut to University Boulevard South, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;**
- 3) completion of the service road vacation process prior to the signing of the Final Plat;**
- 4) placement of a note on the Final Plat denying access from the Airport Boulevard service road; and,**
- 5) revision of the Final Plat to label the lot with its size in square feet.**

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.

Uniport Subdivision, Resubdivision of and Addition to Lot 2
October 17, 2008
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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.
George McIntosh, Sr.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2008

Hillcrest South, LLC
Attn: Steve Ladas
426 S. Craft Highway
Chickasaw, AL 36611

Re: Case #ZON2008-02189 (Rezoning)

Hillcrest South LLC

4616 and 4628 Airport Boulevard

(North side of Airport Boulevard, 125'± East of South University Boulevard, extending to the East side of South University Boulevard 118'± North of Airport Boulevard).

Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to eliminate split zoning and allow retail sales in a proposed commercial subdivision.

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

At its meeting on October 16, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to eliminate split zoning and allow retail sales in a proposed commercial subdivision.

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

- 1) the provision of an 6-foot high wooden privacy fence, where the site abuts R-1, Single-Family Residential;**
- 2) The provision of a 10-foot buffer along the East property line where it abuts R-1, Single-Family Residential;**
- 3) the closure of the Airport Boulevard service road access;**
- 4) the removal of asphalt within the right-of-way along University Boulevard, between the edge of pavement and the property line;**
- 5) the elimination of the paved area in the Northeast corner of the development;**
- 6) vacation of the service road as illustrated on the proposed site plan; and,**
- 7) full compliance with all municipal codes and ordinances.**

Hillcrest South LLC
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The advertising fee for this application is \$223.00. 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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2008

Hillcrest South, LLC
Attn: Steve Ladas
426 S. Craft Highway
Chickasaw, AL 36611

Re: Case #ZON2008-02188 (Planned Unit Development)
Uniport Subdivision, Resubdivision of and Addition to Lot 2
4616, 4628 and 4640 Airport Boulevard
(Northeast corner of Airport Boulevard and South University Boulevard)
Planned Unit Development Approval to allow shared access and parking between
two building sites.

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

At its meeting on October 16, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between two building sites.

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

- 1) **placement of a note on the site plan stating that PUD approval is site plan specific, and that any changes to the site plan, will require a new application to the Planning Commission;**
- 2) **revision of the site plan to place the requirements of Section 64-6.A.3.c., Lighting, as a note on the site plan: "If parking areas contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.";**
- 3) **the removal of asphalt within the right-of-way along University Boulevard, between the edge of pavement and the property line;**
- 4) **the elimination of the paved area in the Northeast corner of the development;**
- 5) **the closure of the Airport Boulevard service road access;**
- 6) **vacation of the service road as illustrated on the proposed site plan; and,**
- 7) **full compliance with all other municipal codes and ordinances.**

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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.