



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 11, 2014

H & C Development Co., Inc.  
Attn: B. White-Spunner  
P.O. Box 7475  
Mobile, AL 36670

**Re: Case #ZON2014-01468**  
**H & C Development Co., Inc.**  
2370 Hillcrest Road  
(Northwest corner of Hillcrest Road and Cottage Hill Road).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and to allow shared access and parking between three building sites.

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

At its meeting on August 7, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and to allow shared access and parking between three building sites

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

- 1) **Revision of the site plan to illustrate the existing site layout, as currently developed;**
- 2) **Revision of the site plan to depict the correct number of parking spaces and all onsite parking improvements, to include landscape islands and proposed curbing or bumper stops;**
- 3) **Revision of the site plan to depict the proposed vehicle circulation throughout the site;**
- 4) **Placement of a note on the site plan stating any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. Photometric plans and a revised site plan depicting all proposed lighting will be required at the time of permitting for the new parking area;**
- 5) **Compliance with Engineering Comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-***

*of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. The proposed development must comply with all Engineering Department Policy Letters.);*

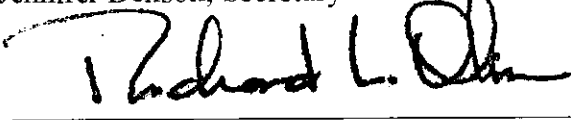
- 6) **Compliance with Traffic Engineering Comments:** *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) **Compliance with 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).);*
- 8) **Compliance with Fire Department Comments:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 9) **Submission of an approved, revised PUD site plan prior to any request for Land Disturbance;**
- 10) **Obtainment of a Tree Removal permit for the removal of any 24" or larger and**
- 11) **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**

Ms. Jennifer Denson, Secretary

By: 

Richard Olsen  
Deputy Director of Planning

cc: Central Bank of the South  
The Coleman Engineering Group of McCrory & Williams