

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 22, 2008

Grande Development, LLC  
5675 Rabbit Creek  
Theodore, AL 36582

**Re: Case #ZON2007-02937 (Planned Unit Development)**  
**Grande Oaks at Hillcrest Subdivision**  
2709 Hillcrest Road  
(East side of Hillcrest Road, 340'± North of Shady Lane).  
Planned Unit Development Approval to allow a gated private street single-family residential subdivision.

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

At its meeting on February 21, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow a gated private street single-family residential subdivision.

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

- 1) **revision of the site plan and plat to correct all dimensional and lot area errors, ensuring that all lots are a minimum of 7,200 square feet, and the labeling of all lots with their size in square feet;**
- 2) **depiction and labeling of the minimum building setback line from all street frontages for all lots, where the lot is a minimum of 60 feet in width;**
- 3) **placement of a note on the site plan and plat stating that the maximum building site coverage (35%) and the side and rear yard setbacks shall be as required by the Zoning Ordinance;**
- 4) **revision of the site plan and plat to depict and label an access easement from the street that is part of the development to the detention facility to allow maintenance;**
- 5) **provision of a six-foot high wooden privacy fence around the entirety of the detention area (except within required street setbacks, where it shall not exceed three feet in height), with appropriate permits, and revision of the site plan to depict and label a fence;**

- 6) labeling of all common areas, and placement of a note on the site plan and final plat stating that maintenance of common and detention common areas is the responsibility of the property owners;
- 7) placement of a note on the site plan and plat that all lots are denied direct access to Hillcrest Road;
- 8) placement of a note on the site plan and plat that each lot is limited to one curb-cut, with the size, design and location to be coordinated with Urban Forestry, and approved by Traffic Engineering and in compliance with AASHTO standards;
- 9) redesign of the cul-de-sac, if necessary, after consultation with Mobile Fire-Rescue and Traffic Engineering;
- 10) compliance with Section VIII. of the Subdivision Regulations, regarding the provision of a private street;
- 11) designation on the site plan and plat of utility easements acceptable to the appropriate provider of utility services within the subdivision;
- 12) placement of a note on the site plan and plat stating that the street is privately maintained and not dedicated to the public;
- 13) placement of a note on the site plan and plat stating that if the private street is not constructed and maintained to the appropriate City standard, and is ultimately dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the street up to the prevailing standard shall be assessed to the property owners at the time the private street is dedicated, with the assessment running with the land to any subsequent property owners;
- 14) placement of a note on the site plan and plat stating that the gate must remain operational and in use as a condition of the continuation of private street status,
- 15) full compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);
- 16) full compliance with Urban Forestry comments, and placement of the comments as a note on the site plan and plat (*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). Preservation status is to be given to the 48" Live Oak Tree located on the Southwest corner of Lot 19, the 60" Live Oak Tree located on the South side of Lot 16, the 56" Live Oak Tree located on the South side of Lot 15, the 76" Live Oak Tree located on the Northeast corner of Lot 11, and the 54" Live Oak Tree located in the middle of Lot 4, and for all 50" and larger trees that may occur within the development, not otherwise*

*identified. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.);*

- 17) placement of a note on the site plan and plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 18) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat;
- 19) completion of the Subdivision process prior to any permitting activities; and
- 20) full compliance with all other 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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 22, 2008

Grande Development, LLC  
5675 Rabbit Creek  
Theodore, AL 36582

**Re: Case #SUB2007-00339 (Subdivision)**  
**Grande Oaks at Hillcrest Subdivision**  
2709 Hillcrest Road  
(East side of Hillcrest Road, 340'± North of Shady Lane).  
19 Lots / 6.4± Acres

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

At its meeting on February 21, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the final plat to correct all dimensional and lot area errors, ensuring that all lots are a minimum of 7,200 square feet, and the labeling of all lots with their size in square feet;
- 2) depiction and labeling of the minimum building setback line from all street frontages for all lots, where the lot is a minimum of 60 feet in width;
- 3) placement of a note on the site plan and plat stating that the maximum building site coverage (35%) and the side and rear yard setbacks shall be as required by the Zoning Ordinance;
- 4) revision of the site plan and plat to depict and label an access easement from the street that is part of the development to the detention facility to allow maintenance;
- 5) labeling of all common areas, and placement of a note on the site plan and plat stating that maintenance of common and detention common areas is the responsibility of the property owners;
- 6) placement of a note on the site plan and plat that all lots are denied direct access to Hillcrest Road;
- 7) placement of a note on the site plan and plat that each lot is limited to one curb-cut, with the size, design and location to be coordinated with Urban Forestry, and approved by Traffic Engineering and in compliance with AASHTO standards;
- 8) redesign of the cul-de-sac, if necessary, after consultation with Mobile Fire-Rescue and Traffic Engineering;

- 9) compliance with Section VIII. of the Subdivision Regulations, regarding the provision of a private street;
- 10) designation on the site plan and plat of utility easements acceptable to the appropriate provider of utility services within the subdivision;
- 11) placement of a note on the site plan and plat stating that the street is privately maintained and not dedicated to the public;
- 12) placement of a note on the site plan and plat stating that if the private street is not constructed and maintained to the appropriate City standard, and is ultimately dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the street up to the prevailing standard shall be assessed to the property owners at the time the private street is dedicated, with the assessment running with the land to any subsequent property owners;
- 13) placement of a note on the site plan and plat stating that the gate must remain operational and in use as a condition of the continuation of private street status;
- 14) full compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);
- 15) full compliance with Urban Forestry comments, and placement of the comments as a note on the site plan and plat (*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). Preservation status is to be given to the 48" Live Oak Tree located on the Southwest corner of Lot 19, the 60" Live Oak Tree located on the South side of Lot 16, the 56" Live Oak Tree located on the South side of Lot 15, the 76" Live Oak Tree located on the Northeast corner of Lot 11, and the 54" Live Oak Tree located in the middle of Lot 4, and for all 50" and larger trees that may occur within the development, not otherwise identified. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.*);
- 16) placement of a note on the site plan and plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 17) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat; and
- 18) full compliance with all other municipal codes and ordinances.

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

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Administration office. This procedure must be completed within one 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 [travisz@cityofmobile.org](mailto: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: Rester and Coleman Engineers, Inc.