

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

JHA Air Three, LLC
1016 Hillcrest Rd.
Mobile, AL 36695

Re: Case #SUB2010-00141 (Subdivision)
H. S. Nordan Place Subdivision, Resubdivision of Lots 2 & 3
1016 Hillcrest Road
(West side of Hillcrest Road, 470'± South of Wall Street).
1 Lot / 1.2± Acre

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered the above referenced subdivision.

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

- 1) placement of a note on the final plat stating that the site is limited to two curb-cuts onto Hillcrest Road, with the size, design, and location of all curb-cuts to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 2) labeling of the lot with its size in square feet, or the provision of a table on the plat with the same information;**
- 3) placement of a note on the plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 4) subject to the Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Narrow driveway widths to sixteen feet or less and improve the radii to twenty feet. Sign and mark the driveways as one-way. An abbreviated traffic impact study is required for this development.*); and,**
- 5) subject to Engineering comments: (*Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000***

square feet will require detention. Need to indicate size and type of drainage structures located in drainage easement. Need an Engineer's certification of that the receiving storm drainage system has the capacity and functionality to receive the proposed runoff. The radii for the proposed driveway shall be a minimum of 20' and the width of the proposed drive shall be a minimum of 24', unless approved otherwise by Traffic Engineering and ROW. Any work performed in the right-of-way as well as any public drainage easement will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer).

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 (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

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Anil Badve, P.E.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

JHA Air Three, LLC
1016 Hillcrest Rd.
Mobile, AL 36695

Re: Case #ZON2010-02877 (Rezoning)

Anil Badve, P. E.

1016 Hillcrest Road

(West side of Hillcrest Road, 470'± South of Wall Street).

Rezoning from B-2, Neighborhood Business District, and B-3, Community Business District, to B-3, Community Business District, to amend the condition of a previous rezoning to allow visitation at an existing funeral home and eliminate split zoning in a proposed commercial subdivision and allow funeral home parking expansion.

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, and B-3, Community Business District, to B-3, Community Business District, to amend the condition of a previous rezoning to allow visitation at an existing funeral home and eliminate split zoning in a proposed commercial subdivision and allow funeral home parking expansion.

After discussion, it was decided to recommend the zoning as a B-3, Community Business District to the City Council subject to the following condition:

- 1) completion of the Subdivision process;**
- 2) provision of a 6' high privacy fence, in compliance with Section 64-4.D. of the Zoning Ordinance, where the site abuts residentially zoned property to the West;**
- 3) revision of the site plan to comply with the requirements of the Zoning Ordinance;**
- 4) compliance with Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Narrow driveway widths to sixteen feet or less and***

- improve the radii to twenty feet. Sign and mark the driveways as one-way. An abbreviated traffic impact study is required for this development.) ;*
- 5) revision of the site plan to either show a compliant dumpster or the placement of a note on the site plan stating that no dumpster will be utilized on the site;
 - 6) approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
 - 7) subject to Engineering comments: *(Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Need to indicate size and type of drainage structures located in drainage easement. Need an Engineer's certification of that the receiving storm drainage system has the capacity and functionality to receive the proposed runoff. The radii for the proposed driveway shall be a minimum of 20' and the width of the proposed drive shall be a minimum of 24', unless approved otherwise by Traffic Engineering and ROW. Any work performed in the right-of-way as well as any public drainage easement will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer); and,*
 - 8) full compliance with all other municipal codes and ordinances.

The advertising fee for this application is **\$199.90**. 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

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Anil Badve, P.E.