



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 9, 2018

Byrd Surveying, Inc.  
2609 Halls Mill Road  
Mobile, AL 36606

**Re: 1011 & 1037 Hillcrest Road and 6353 Chandler Street**  
(Southeast corner of Hillcrest Road and Chandler Street, extending to the North side of Johnston Lane, 240'± East of Hillcrest Road)  
Council District 6  
**SUB-000438-2018 (Subdivision)**  
**Hillcrest Commons Subdivision, Phase Three**

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

At its meeting on April 5, 2018, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of the 100' right-of-way width to Hillcrest Road;
- 2) Dedication to provide 25' from the centerline of Chandler Street, for that portion of the proposed lot where such dedication was not previously provided;
- 3) Retention of the 50' right-of-way to Johnston Lane;
- 4) Retention of lot size information in both square feet and acres;
- 5) Retention of 25' minimum building setback line along all street frontages;
- 6) Placement of a note on the Final Plat stating Site is limited to its existing curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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. With the addition of parking spaces, owner/developer is responsible for ensuring that an adequate number of accessible spaces is provided based on the overall number of parking spaces for the site;
- 7) Compliance with Engineering Comments: **FINAL PLAT COMMENTS** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT

- (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Show and label LOT 2 of Hillcrest Commons, Phase 2 that is listed in the legal description. C. List the corner dedication as "...HEREBY DEDICATED TO THE CITY OF MOBILE..." D. Include the recording information for the vacated ROW. E. Show and label each and every Right-Of-Way and easement. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor's Certificate and Signature. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. K. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. L. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. M. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O. P. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. Q. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.
- 8) Compliance with Traffic Engineering Comments: (Site is limited to its existing curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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. With the addition of parking spaces, owner/developer is responsible for ensuring that an adequate number of accessible spaces is provided based on the overall number of parking spaces for the site.);
  - 9) Compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code);
  - 10) 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 2015-116 and City Code Chapters 57 and 64);
  - 11) Provision of revised Planned Unit Development site plan prior to the signing of the Final Plat; and

**Hillcrest Commons Subdivision, Phase Three**  
**April 9, 2018**

**12) Completion of the Subdivision prior to requesting Land Disturbance or building permits for new home construction.**

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org). If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Jennifer Denson, Secretary

By: \_\_\_\_\_

Bert Hoffman  
Principal Planner

cc: Hillcrest Commons, Inc.



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MOBILE CITY PLANNING COMMISSION

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April 9, 2018

Byrd Surveying, Inc.  
2609 Halls Mill Road  
Mobile, AL 36606

**Re: 1011 & 1037 Hillcrest Road and 6353 Chandler Street**  
(Southeast corner of Hillcrest Road and Chandler Street, extending to the North side of Johnston Lane, 240'± East of Hillcrest Road)  
Council District 6  
**PUD-000446-2018 (Planned Unit Development)**  
**Hillcrest Commons Subdivision, Phase Three**

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

At its meeting on April 5, 2018, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

**After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planned Unit Development:**

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it is reconfiguring a previous group of lots to allow development more in keeping with the already developed lots in the Subdivision;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it is maximizing the use of a single commercially zoned lot;
- c) the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), continuing the implementation of a previously approved Subdivision, on land that has already been prepared to receive development;

- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), as the proposed parking lot expansion will primarily occur on land that has already been commercially developed;
- e) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already served with public infrastructure.

The approval is subject to the following conditions:

- 1) Retention of the 100' right-of-way width to Hillcrest Road;
- 2) Dedication to provide 25' from the centerline of Chandler Street, for that portion of the proposed lot where such dedication was not previously provided;
- 3) Retention of the 50' right-of-way to Johnston Lane;
- 4) Retention of lot size information in both square feet and acres;
- 5) Retention of 25' minimum building setback line along all street frontages;
- 6) Placement of a note on the Final Plat stating Site is limited to its existing curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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. With the addition of parking spaces, owner/developer is responsible for ensuring that an adequate number of accessible spaces is provided based on the overall number of parking spaces for the site;
- 7) 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 and paving 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. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will*

**Hillcrest Commons, Phase Three PUD**  
**April 9, 2018**

- be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters);*
- 8) **Compliance with Traffic Engineering Comments and placement as a note on the site plan: (Site is limited to its existing curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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. With the addition of parking spaces, owner/developer is responsible for ensuring that an adequate number of accessible spaces is provided based on the overall number of parking spaces for the site.);**
- 9) **Compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code);**
- 10) **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 2015-116 and City Code Chapters 57 and 64); and**
- 11) **submission of two revised Planned Unit Development site plans prior to the signing of the Final Plat; and**
- 12) **Full compliance with all other municipal codes and ordinances.**

**Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.**

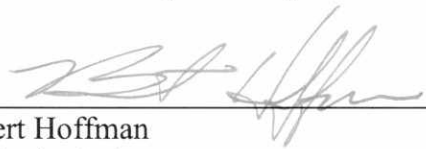
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

  
Bert Hoffman  
Principal Planner

cc: Hillcrest Commons, Inc.





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(Southeast corner of Hillcrest Road and Chandler Street, extending to the North side of Johnston Lane, 240'± East of Hillcrest Road)  
Council District 6  
**ZON-000445-2018 (Rezoning)**  
**Travis B. Goodloe Jr.**

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

At its meeting on April 5, 2018, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, B-1, Buffer Business District, and B-2, Neighborhood Business District, to B-1, Buffer Business District to eliminate split zoning in a proposed subdivision.

**After discussion, the Planning Commission decided to recommend a change in zoning to the City Council as a B-1, Buffer Business, subject to the following conditions:**

- 1) Completion of the Subdivision process;**
- 2) Limited to an approved Planned Unit Development; and**
- 3) Full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$306.10. 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**  
Ms. Jennifer Denson, Secretary

By:   
Bert Hoffman  
Principal Planner

cc: Hillcrest Commons, Inc.