

THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 23, 2016

Volunteers of America  
600 Azalea Road  
Mobile, AL 36609

**Re: 1204 Hillcrest Road**  
(Northwest corner of Hillcrest Road and Hillcrest Crossing South)  
Council District 6  
**ZON2016-01373 (Planned Unit Development) (Holdover)**  
**Volunteers of America**

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

At its meeting on August 18, 2016, 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 with shared access and parking.

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

- 1) retention of the lot size in square feet and acres;
- 2) retention of the minimum building setback lines;
- 3) submission of building permits for each phase of development;
- 4) retention of the 6' wooden privacy fence where the site abuts residential property;
- 5) placement of a note on the site plan stating that tree removal shall be limited to the project area;
- 6) retention of all notes on the site plan;
- 7) compliance with Engineering comments: "No comment- all required notes are on the submitted drawing."
- 8) compliance with Traffic Engineering comments: "The site is limited to one curb-cut to Hillcrest Rd, and one curb-cut to Hillcrest Crossing South with 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.";

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- 9) 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
- 10) compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)."

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 & Zoning

cc: Rowe Engineering & Surveying, Inc.



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MOBILE CITY PLANNING COMMISSION

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August 23, 2016

Volunteers of America  
600 Azalea Road  
Mobile, AL 36609

**Re: 1204 Hillcrest Road**  
(Northwest corner of Hillcrest Road and Hillcrest Crossing South)  
Council District 6  
**ZON2016-01503 (Planning Approval)**  
**Volunteers of America**

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

At its meeting on August 18, 2016, the Planning Commission considered for Planning Approval to allow an expansion of an existing church in an R-3, Multiple Family District.

**After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:**

- 1) retention of the lot size in square feet and acres;
- 2) retention of the minimum building setback lines;
- 3) submission of building permits for each phase of development;
- 4) retention of the 6' wooden privacy fence where the site abuts residential property;
- 5) placement of a note on the site plan stating that tree removal shall be limited to the project area;
- 6) retention of all notes on the site plan;
- 7) compliance with Engineering comments: "No comment- all required notes are on the submitted drawing.";
- 8) compliance with Traffic Engineering comments: "The site is limited to one curb-cut to Hillcrest Rd, and one curb-cut to Hillcrest Crossing South with 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.";

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- 9) 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
- 10) compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)."

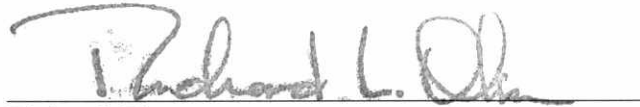
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

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



Richard Olsen

Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.