

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 4, 2008

Hillside Development, LLC
2607 Dauphin Street, Suite C
Mobile, AL 36606

Re: Case #SUB2007-00293 (Subdivision)
Omni Office Park Subdivision, Sixth Addition, Resubdivision of Lot 2,
Resubdivision of Lot 2B
Northeast corner of Hillcrest Road and Omni Park Drive.
1 Lot / 1.7± Acres

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

At its meeting on January 3, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 2B is limited to one curb-cut onto Hillcrest Road, with the size, design and location to be approved by Traffic Engineering;**
- 2) placement of a note on the final plat stating that curb-cut number, size, location and design onto Omni Park Drive to be approved by Traffic Engineering;**
- 3) provision of a buffer in accordance with section V.A.7 where the site abuts residentially zoned property; and**
- 4) Compliance with Engineering Comments (Show drainage easement. For development to tie to existing detention pond, confirm the detention pond was intended to accept storm water from these lots. Verify that the detention pond has the capacity and functionality to accept the storm water from the lots. 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).**

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 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.

**Omni Office Park Subdivision, Sixth Addition, Resubdivision of Lot 2,
Resubdivision of Lot 2B
January 4, 2008
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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: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 4, 2008

Hillside Development, LLC
2607 Dauphin Street, Suite C
Mobile, AL 36606

Re: Case #ZON2007-02725 (Planned Unit Development)
Omni Office Park Subdivision, Sixth Addition, Resubdivision of Lot 2,
Resubdivision of Lot 2B
Northeast corner of Hillcrest Road and Omni Park Drive.
Planned Unit Development Approval to allow two buildings on a single building site.

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

At its meeting on January 3, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

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

- 1) approval from City Engineering regarding relocation of drainage structure and easement;**
- 2) revision of the site plan to eliminate the northernmost driveway to Hillcrest Road in its entirety, and submission of the revised plan prior to any plan review or commencement of any land disturbing activity;**
- 3) provision of lighting in the parking facility in compliance with 64.6.A.3.c;**
- 4) correction of tree planting calculations to correspond with actual frontage dimensions;**
- 5) developer to obtain necessary permits from Mobile Tree Commission prior to removal of any tree(s) located within City of Mobile right-of-way; and**
- 6) full compliance with all municipal codes and ordinances.**

**Omni Office Park Subdivision, Sixth Addition, Resubdivision of Lot 2,
Resubdivision of Lot 2B
January 4, 2008
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Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning