

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2008

JMH Development Co., Inc.
6156 Omni Park Drive
Mobile, AL 36609

Re: Case #SUB2008-00212

Colonial Hills Subdivision, Unit 6

North terminus of Colonial Crossing, extending to the South side of Airport Boulevard, 220'± East of Snow Road South.
23 Lots / 20.9± Acres

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

At its meeting on October 2, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide a minimum of 50 feet from the centerline of Airport Boulevard;**
- 2) placement of a note on the final plat stating if development on Lot 23 exceeds the development criteria for requiring a Traffic Impact Study, a Traffic Impact Study (TIS) should be required if the development exceeds these thresholds: 1) residential, one hundred fifty (150) dwelling units; 2) retail, twenty-five thousand (25,000) square feet; 3) office, sixty thousand (60,000) square feet; 4) industrial, ninety thousand (90,000) square feet; 5) education, thirty thousand (30,000) square feet or two hundred fifty (250) students; 6) lodging, one hundred fifty (150) rooms; and 7) medical, twenty-five thousand (25,000) square feet;**
- 3) placement of a note on the final plat stating that Lot 23 is limited to a maximum of two curb-cuts onto Airport Boulevard, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 4) placement of a note on the final plat stating that Lot 1 & 22, corner lots are limited to one curb cut each, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;**
- 5) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;**

- 6) revision of the plat to ensure that the 25-foot minimum building setback line is accurately depicted as 25-feet, as adjusted for right-of-way dedication for Airport Boulevard, for all lots with frontage on a public street;
- 7) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna;
- 8) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;
- 9) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; and
- 10) correction of the written legal description and the labeled bearings along the Western boundary of the development to include the 50-feet of the Alabama Power Company right-of-way.

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 (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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Austin Engineering Company Inc.