

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2007

Hillcrest Commons
P.O. Box 91206
Mobile, AL 36691

Re: Case #ZON2007-00405 (Planned Unit Development)
Hillcrest Commons, Inc.
Southeast corner of Chandler Street and Rosedale Avenue (Prescriptive right-of-way to be vacated).

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

At its meeting on March 1, 2007, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, and shared access and parking between multiple building sites.

After discussion, it was decided to holdover until the April 5th meeting so that the following revisions to the application can be provided to the Planning Section of Urban Development by March 12th:

- 1) revision of the legal description on the site plan and application so that it reflects the existing lots created by the recorded plat for Hillcrest Commons Subdivision;**
- 2) revision of the site plan to show provision of a protection buffer on the East side of the property adjacent to the proposed parking area, in compliance with Section 64-4.D. of the Zoning Ordinance, to include a 6-foot high privacy fence (except within the street setback area) and a 10-foot wide vegetative buffer;**
- 3) revision of the site plan to reflect the requested dedication of right-of-way along Chandler Street, and the provision of a sidewalk along Chandler Street;**
- 4) depiction of the required screening of the parking area from adjacent residential uses, even if across the street, in conformance with section 64-6.A.3.i. of the Zoning Ordinance;**

Hillcrest Commons, Inc.
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- 5) placement of a note on the site plan stating that provision of required parking lot lighting will be in conformance with Section 64-6.A.3.c. of the Zoning Ordinance, to ensure that lighting does not shine onto adjacent residential uses or into traffic (recommended use of shielded or full cut-off fixtures, and control of lighting so that they do not operate after the business is closed for the day);
- 6) revision of the site plan to depict an additional point of access between the parking areas on Lots 1 and 2 of the Hillcrest Commons Subdivision, per the original PUD conditions approved in 2005; and
- 7) labeling of all common areas, dumpster locations, outbuildings, generators, etc.

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2007

Hillcrest Commons
P.O. Box 91206
Mobile, AL 36691

Re: Case #ZON2007-00057 (Rezoning)
Hillcrest Commons, Inc.
Southeast corner of Chandler Street and Rosedale Avenue (Prescriptive right-of-way to be vacated).

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

At its meeting on March 1, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to allow a parking lot.

After discussion, it was decided to holdover this change in zoning until the April 5th meeting so that the following revisions to the application can be provided to the Planning Section of Urban Development by March 12th:

- 1) inclusion of Lots 1 and 2 of Block 80 of the Pinehurst Subdivision within the proposed one-lot subdivision and rezoning application; and**
- 2) modification of the rezoning application to request B-1 instead of B-2.**

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2007

Hillcrest Commons
P.O. Box 91206
Mobile, AL 36691

Re: Case #SUB2007-00006 (Subdivision)
Hillcrest Commons Subdivision, Phase Two
Southeast corner of Chandler Street and Rosedale Avenue (Prescriptive right-of-way to be vacated).
1 Lot / 1.1± Acres

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

At its meeting on March 1, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the April 5th meeting so that the following revisions to the application can be provided to the Planning Section of Urban Development by March 12th:

- 1) inclusion of Lots 1 and 2 of Block 80 of the Pinehurst Subdivision within the proposed one-lot subdivision and rezoning application; and**
- 2) revision of the plat to reflect the dedication of sufficient right-of-way to provide 25 feet from the centerline of Chandler Street.**

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: Rester and Coleman Engineers, Inc.