

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 8, 2006

Elma G. Pilot, Esq.  
962 E. Highpoint Dr.  
Mobile, Dr. 36693

**Re: Case #SUB2006-00168 (Subdivision)**  
**Cottage Hill Executive Park Subdivision, Resubdivision of Lots 5, 6 & 7**  
704 and 708 Oak Circle Drive West  
(Northwest corner of Oak Circle Drive West and Oak Circle Drive North)  
1 Lot / 1.2± Acres

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

At its meeting on September 7, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat and site plan stating that the site is limited to a maximum of two curb-cuts onto Oak Circle Drive West, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards (for new construction), and that access to Malibar Drive is denied;**
- 2) **placement of a note on the plat and site plan stating that all structures, including portable storage sheds, must meet setback requirements;**
- 3) **depiction of the size of the lot in square feet on the final plat;**
- 4) **provision of a revised PUD site plan prior to the recording of the final plat;**  
**and**
- 5) **full compliance with all other municipal codes and ordinances.**

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.

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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](mailto:travisz@cityofmobile.org).

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: Byrd Surveying, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 8, 2006

Elma G. Pilot, Esq.  
962 E. Highland Dr.  
Mobile, AL 36693

**Re: Case #ZON2006-01660 (Planned Unit Development)**  
**Cottage Hill Executive Park Subdivision, Resubdivision of Lots 5, 6 & 7**  
704 and 708 Oak Circle Drive West  
(Northwest corner of Oak Circle Drive West and Oak Circle Drive North).

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

At its meeting on September 7, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow an existing office building, two new portable buildings, and three existing storage sheds on a single building site.

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

- 1) revision of the site plan to depict any existing parking areas and curb-cuts that the applicant intends to retain (including the removal of an existing curb-cut and the provision of a new curb-cut for the main parking area), as well as the proposed new parking area and storage sheds;
- 2) placement of a note on the final plat and site plan stating that the site is limited to a maximum of two curb-cuts onto Oak Circle Drive West, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards (for new construction), and that access to Malibar Drive is denied;
- 3) placement of a note on the plat and site plan stating that all structures, including portable storage sheds, must meet setback requirements;
- 4) depiction and provision of a protection buffer in conformance with Section 64-4.D. of the Zoning Ordinance;

- 5) placement of a note on the site plan stating that lighting shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic, in conformance with Section 64-4.A.2. of the Zoning Ordinance;
- 6) compliance with the location and screening requirements of Section 64-4.D.9. of the Zoning Ordinance for the dumpster pad;
- 7) placement of a note on the site plan stating that PUD approval is site plan specific, and that any changes to the site plan will require Planning Commission review and approval;
- 8) provision of a revised PUD site plan to the Planning Section of Urban Development prior to recording the final plat;
- 9) completion of the subdivision process; and
- 10) full compliance with all other municipal codes and ordinances.

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