

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 11, 2013

HL Properties, LLC
P.O. Box 2746
Mobile, Alabama 36602

Re: Case #ZON2012-03191
HL Properties, LLC and Long Gardens, LLC
250 Tuthill Lane
(Southeast corner of Tuthill Lane and Garden Trace (private street), extending to the South side of Provident Lane (not open).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street subdivision.

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

At its meeting on March 7, 2013, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow a private street subdivision.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **compliance with Engineering comments (*1. The addition of a gate to a private road will require that the applicant coordinate with City Engineer and Public Works to provide adequate access to the Public Drainage Easements within the development for inspections and maintenance. 2. Construction of a fence or wall along any property line abutting adjacent private property will require review and approval by the City Engineering Department to ensure that adequate drainage measures are accounted for in the placement of any proposed fence and/or wall.*);**
- 2) **placement of a note on the site plan stating that access to College Lane is denied;**
- 3) **revision of the site plan to illustrate the proposed gate at 60' from Tuthill Lane; and**
- 4) **provision of two revised site plans to be submitted to Urban Development.**

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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: Jade Consulting, LLC

Long Gardens, LLC

Elizabeth Ann Long