

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

Lee Lovitte, Sr.
7941 Suzanne Way
Mobile, AL 36695

Re: Case #SUB2007-00276
J2 Commercial Park Subdivision
Northwest corner of Cottage Hill Road and Oakland Drive.
2 Lots / 1.1± Acres

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

At its meeting on December 6, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of a minimum of 50' from the centerline of Cottage Hill Road;
- 2) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Cottage Hill Road and Lot 2 is limited to one curb to each street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) removal of the billboard sign to comply with Section 64-11 of the Zoning Ordinance;
- 4) provision of a sufficient radius on the corner of Cottage Hill Road and Oakland Drive, compliant with Section V.B.16. of the Subdivision Regulations;
- 5) the depiction of the minimum 25' setback line along Cottage Hill Ave and Oakland Drive. The setback along Cottage Hill Road shall be from the additional right-of-way dedication;
- 6) placement of a note stating that when the is redeveloped, full compliance with the Zoning Ordinance will be required;
- 7) submission of an application for Planned Unit Development prior to signing the final plat; and
- 8) Subject to engineering comments: *(No water can be concentrated onto an adjacent property owner without a release agreement. All storm water should tie subsurface to a City of Mobile storm drainage system. If the cumulative impervious area constructed since 1984 is equal to or greater than 4000 square feet, storm water detention is required. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from*

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the Corps of Engineers. 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.

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: J2 Investments LLC