



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

Volunteers of America  
600 Azalea Road  
Mobile, AL 36609

**Re: 1204 Hillcrest Road**  
(West side of Hillcrest Road at the West terminus of Omni Park Drive)  
**SUB2015-00130 (Subdivision)**  
**The Village Subdivision**  
1 Lot / 4.8 ± Acres

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

At its meeting on November 5, 2015, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission held the matter over until the December 3rd meeting, with revisions due by Tuesday November 17, 2015 to address the following:**

- 1) submission of revised PUD and Planning Approval site plans to reflect Traffic Engineering comments.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

Richard Olsen  
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

Volunteers of America  
600 Azalea Road  
Mobile, AL 36609

**Re: 1204 Hillcrest Road**  
(West side of Hillcrest Road at the West terminus of Omni Park Drive)  
**ZON2015-02360 (Planned Unit Development)**  
**The Village Subdivision**  
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on November 5, 2015, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking between building sites.

**After discussion, the Planning Commission held the matter over until the December 3, 2015 meeting, with revisions due by Tuesday November 17, 2015 to address the following:**

- 1) **revision of the site plan to reflect Traffic Engineering comments: “*Site is limited to no more than one curb-cut per street frontage. The existing Hillcrest Road curb-cut should be closed, as it is an uncontrolled driveway within a signalized intersection. The driveway to Hillcrest Crossing South should be improved to a City standard commercial driveway. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.*”;**
- 2) **revision of a 10’ minimum building setback line where the site abuts residential zoned property;**
- 3) **revision of site plan to depict perimeter tree credit calculation’s in compliance with Section 64-4.E of the Zoning Ordinance;**
- 4) **revision of site plan to depict a 6’ wooden privacy fence where the site abuts residential property, at the time of the first phase of development;**
- 5) **revision of the site plan to depict the same number of requited trees under both the “trees” and “landscaping” columns;**

**The Village Subdivision PUD**  
**November 5, 2015**

- 6) revision of the site plan to depict all existing and proposed dumpsters with new dumpsters to be in compliance with Section 64-4.D.9. of the Zoning Ordinance, or place a note stating that curbside service or some other service will be utilized.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

Volunteers of America  
600 Azalea Road  
Mobile, AL 36609

**Re: 1204 Hillcrest Road**  
(West side of Hillcrest Road at the West terminus of Omni Park Drive)  
**ZON2015-02376 (Planning Approval)**  
**The Village Subdivision**

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

At its meeting on November 5, 2015, the Planning Commission considered for Planning Approval to allow the expansion of an existing church in an R-3, Multiple-Family District.

**After discussion, the Planning Commission heldover the above referenced request until the December 3, 2015 meeting, with revisions due by Tuesday November 17, 2015 to address the following:**

- 1) **revision of the site plan to reflect Traffic Engineering comments: “Site is limited to no more than one curb-cut per street frontage. The existing Hillcrest Road curb-cut should be closed, as it is an uncontrolled driveway within a signalized intersection. The driveway to Hillcrest Crossing South should be improved to a City standard commercial driveway. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”;**
- 2) **revision of a 10’ minimum building setback line where the site abuts residential zoned property;**
- 3) **revision of site plan to depict perimeter tree credit calculation’s in compliance with Section 64-4.E of the Zoning Ordinance;**
- 4) **revision of site plan to depict a 6’ wooden privacy fence where the site abuts residential property, at the time of the first phase of development;**
- 5) **revision of the site plan to depict the same number of requited trees under both the “trees” and “landscaping” columns;**
- 6) **revision of the site plan to depict all existing and proposed dumpsters with new dumpsters to be in compliance with Section 64-4.D.9. of the Zoning Ordinance, or place a note stating that curbside service or some other service will be utilized.**

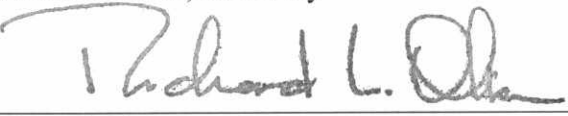
**The Village Subdivision PA**  
**November 16, 2015**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Rowe Engineering and Surveying, Inc.