

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 3, 2007

JME Realty, Inc.
127 Palafox Place, Suite 200
Pensacola, FL 32502

Re: Case #SUB2007-00180 (Subdivision)
JME Cottage Knoll Subdivision
5662 Cottage Hill Road
(Northeast corner of Cottage Hill Road and Knollwood Drive).
1 Lot / 0.9± Acre

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

At its meeting on August 2, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication along Cottage Hill Road sufficient to provide a minimum of 50' from centerline;**
- 2) dedication of an appropriate radius at the intersection of Cottage Hill Road and Knollwood Drive, to be determined by the Engineering and Traffic Engineering Departments;**
- 3) placement of a note on the final plat stating that the site be limited to one curb cut to each, Knollwood Drive and Cottage Hill Road, size, location and design to be approved by Traffic Engineering.**

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.

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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: Caldwell & Associates
Tom and Betty Huckabee

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 3, 2007

JME Realty, Inc.
127 Palafox Place, Suite 200
Pensacola, FL 32502

Re: Case #ZON2007-01866 (Rezoning)
JME Realty, Inc.
5662 Cottage Hill Road
(Northeast corner of Cottage Hill Road and Knollwood Drive).

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

At its meeting on August 2, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-1, Buffer Business District, to allow professional offices.

After discussion, it was decided to recommend the approval of this change in zoning to the City Council for the following conditions:

- 1) completion of the subdivision process;**
- 2) compliance with Engineering Comments (There are probable outfall problems and no apparent location for stormwater to discharge. Any concentrated and/or increased stormwater discharge onto an adjacent property will require a hold harmless agreement from the affected property owner(s). Development must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit);**
- 3) compliance with Urban Forestry Comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 56" Live Oak Tree and the 48" Live Oak Tree located on the South East side of the Lot. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Due to existing trees on right of way, all new curb cuts are to be coordinated with Urban Forestry. Any work to the trees on right of way will require a permit from the Mobile Tree Commission.);**

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- 4) the site be limited to one curb cut to each, Knollwood Drive and Cottage Hill Road, size, location and design to be approved by Traffic Engineering;**
- 5) provision of a minimum 6' high privacy fence along the North and East property lines, where the site abuts residential properties (can be no higher than 3' in the required 25' setback from both streets); and**
- 6) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$215.35. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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