

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 2, 2017

JHA Air Three, LLC
9700 Celeste Road
Saraland, AL 36571

Re: 1016 Hillcrest Road
(West side of Hillcrest Road, 575'± North of Johnston Lane, extending to the North side of Johnston Lane, 350'± West of Hillcrest Road).
Council District 6
SUB-000219-2017 (Subdivision)
Ascension Subdivision
2 Lots / 5.4± Acres

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

At its meeting on September 21, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission heldover the request until the October 5, 2017 meeting, with revisions to be submitted by September 22, 2017 to address the following:

- 1) retention of the 25' minimum building setback line along all frontages;
- 2) retention of the lot sizes in square feet and acres;
- 3) placement of a note on the Final Plat stating the Lot A is limited to the existing curb-cuts to Hillcrest Road, and Lot B is limited to one curb-cut to Johnston Lane with changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating "Development of Lot B will require construction of this portion of Johnston Lane to City of Mobile standards";
- 5) placement of a note on the Final Plat stating that no structures are allowed to be erected in any easements;
- 6) full compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for*

Ascension Subdivision
October 2, 2017

- Professional Engineers and Land Surveyors. B. Add legible street names to the vicinity map. C. Provide and label the monument set or found at each subdivision corner. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 7) *full compliance with Traffic Engineering comments: (Site is limited to the existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
 - 8) *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 2015-116 and City Code Chapters 57 and 64).);*
 - 9) *compliance with Fire comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)).*

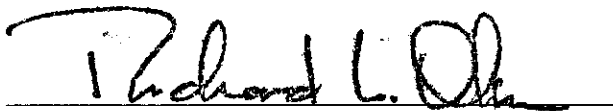
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Estate of James H. & Josie Marie B. Britain
Byrd Surveying, Inc.



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Council District 6

PUD-000222-2017 (Planned Unit Development)

Ascension Subdivision

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

At its meeting on September 21, 2017, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission heldover the request until the October 5, 2017 meeting, with revisions to be submitted by September 22, 2017 to address the following:

- 1) placement of a note on the site plan stating the number of seats in the chapel;
- 2) labeling of the existing dumpster on the site;
- 3) provision of a site plan showing full compliance with tree planting and landscape area requirements for the entire site; and
- 4) revision of the site plan to illustrate a 6' high wooden privacy fence next to all adjacent R-1, Single-Family Residential District properties.

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 & Zoning

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Council District 6
ZON-000220-2017 (Rezoning)
JHA Air Three, LLC

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

At its meeting on September 21, 2017, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning and allow construction of a funeral chapel.

After discussion, the Planning Commission heldover the request until the October 5, 2017 meeting, with revisions to be submitted by September 22, 2017 to address the following:

- 1) placement of a note on the site plan stating the number of seats in the chapel;**
- 2) labeling of the existing dumpster on the site;**
- 3) provision of a site plan showing full compliance with tree planting and landscape area requirements for the entire site; and**
- 4) revision of the site plan to illustrate a 6' high wooden privacy fence next to all adjacent R-1, Single-Family Residential District properties.**

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