



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 22, 2017

ATTN: Ken Knuckles  
Development Management Group, LLC  
4209 Gallatin Pike  
Nashville, TN 37216

**Re: 3915 & 3921 Cottage Hill Road**  
**(South side of Cottage Hill Road, 235'± East of Azalea Road, extending to the North side of Shelley Drive, 215'± East of Azalea Road).**  
Council District 4  
**SUB-000163-2017 (Subdivision)**  
**Bayview Heights Subdivision, Resubdivision**

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

At its meeting on August 17, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) retention of the dedication to provide 50' from the centerline of Cottage Hill Road;
- 2) retention of the 25' setbacks along Cottage Hill Road and Shelley Drive;
- 3) retention of the lot size in square feet and acres, adjusted for dedication;
- 4) placement of a note on the Final Plat stating that Lot A is limited to the existing curb cuts to Cottage Hill Road;
- 5) placement of a note on the Final Plat stating that Lots B and C are limited to one curb cut each to Cottage Hill Road;
- 6) placement of a note on the site plan stating that all lots are denied access to Shelley Drive, with Lot A's access to eliminated when Lot A is redeveloped;
- 7) 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 Professional Engineers and Land Surveyors. B. Provide the Surveyor's, Owner's (notarized),

**Bayview Heights Subdivision, Resubdivision**  
**August 22, 2017**

*Planning Commission, and Traffic Engineering signatures. C. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. D. 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.);*

- 8) compliance with Traffic Engineering comments (Driveway number, 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.);*
- 9) 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).); and*
- 10) 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)).*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

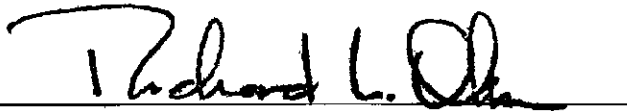
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Azalea Point Properties, LLC  
Margaret Harkness  
Wattier Surveying, Inc.



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August 22, 2017

\*\*\*CORRECTED\*\*\*

ATTN: Ken Knuckles  
Development Management Group, LLC  
4209 Gallatin Pike  
Nashville, TN 37216

Re: **3915 & 3921 Cottage Hill Road**  
**(South side of Cottage Hill Road, 235'± East of Azalea Road, extending to the North side of Shelley Drive, 215'± East of Azalea Road).**  
Council District 4  
**ZON-000170-2017 (Rezoning)**  
**Ken Knuckles (Development Management Group, LLC)**

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

At its meeting on August 17, 2017, the Planning Commission considered your request for a change in zoning from B-1, Buffer-Business District, and B-2, Neighborhood Business District, to LB-2, Limited-Neighborhood Business District, to eliminate split zoning.

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

- 1) provision of screening along Shelley Drive, in compliance with Section 64-6.A.3.i. of the Zoning Ordinance;
- 2) vehicular access to Shelley Drive is prohibited;
- 3) completion of the Subdivision process; and
- 4) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$383.05. 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

Ms. Jennifer Denson, Secretary

By: 

Richard Olsen  
Deputy Director of Planning & Zoning

cc: Azalea Point Properties, LLC  
Margaret Harkness