



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 8, 2015

Ascension Funeral Home
1016 Hillcrest Road
Mobile, AL 36695

Re: 1016 and 1066 Hillcrest Road
(Northwest corner of Hillcrest Road and Johnston Lane).
Council District 6
SUB2015-00057
Alexander-Richardson Subdivision
2 Lots / 3.2± Acres

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

At its meeting on June 4, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Hillcrest Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that Lot 2 is limited to the existing curb cuts to Hillcrest Road and Johnston Lane;
- 3) retention of the lot sizes in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) retention of the 25' minimum building setback lines along all street frontages, except the 35' setback line near the West end of Lot 2;
- 5) provision of the required seven copies of the recorded plat of H.S. Norden Place Subdivision, Resubdivision of Lots 2 & 3, to Planning prior to signing the Final Plat;
- 6) completion of the Rezoning process prior to signing the Final Plat;
- 7) full compliance with the Engineering comments: *[The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide a legend for some the other symbols and abbreviations. B. Review and update, as necessary, the*

- date of the latest FIRM panel -0537K. C. Show and label the monument recovered or set at each point on the boundary. Some of the symbols may be obstructed by the proposed Lot lines. D. Clarify the date of the field survey. E. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. F. 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. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. 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 development, unless a sidewalk waiver is approved. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];*
- 8) *full compliance with the Traffic Engineering comments: (Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any new required 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) *full compliance with the 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).; and*
- 10) *compliance with the Fire Department 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 Land Use Administration 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 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 marine.karapetyan@cityofmobile.org.

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

Alexander-Richardson Subdivision
June 8, 2015

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

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

Richard Olsen
Deputy Director of Planning

cc: Richardson Inc.
Marshall A. McLeod, PLS



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 8, 2015

Ascension Funeral Home
1016 Hillcrest Road
Mobile, AL 36695

Re: 1016 and 1066 Hillcrest Road
(Northwest corner of Hillcrest Road and Johnston Lane).
Council District 6
ZON2015-01196 (Rezoning)
Richardson Inc.
Rezoning from B-2, Neighborhood Business District and B-3, Community
Business District, to B-3, Community Business District, to eliminate split zoning.

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

At its meeting on June 4, 2015, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning.

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

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$237.90. 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.


Richardson, Inc. REZ

June 8, 2015

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Richardson Inc.

Marshall A. McLeod, PLS