

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2006

CORRECTION LETTER

Hillcrest Commons
Attn: John C. Bell
P. O. Box 91206
Mobile, AL 36691

Re: Case #ZON2005-01300 (Rezoning)
Hillcrest Commons, Inc. (John C. Bell, Agent)

North side of Johnston Lane, 237'± East of Hillcrest Road, extending to the East side of Rosedale Avenue (unopened right-of-way), 150'± South of Chandler Street.

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

At its meeting on July 21, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential; B-1, Buffer-Business; and B-2 Neighborhood Business to B-1, Buffer Business.

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

- 1) the dedication of sufficient right-of-way to provide 25' from the centerline of Johnston Lane;
- 2) completion and documentation of vacation of the Rosedale Avenue right-of-way, north of the former Duncan Lane right-of-way;
- 3) compliance with Engineering Department comments (existing stormwater detention shown on proposed Lot 2 must be maintained to original design capacity and function);
- 4) compliance with Traffic Engineering comments (aisles should comply with minimum standards for two-way traffic; standard aisle width for two-way traffic is 24 feet);

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- 5) that the site be developed in compliance with the accompanying Planned Unit Development;**
- 6) the provision of a buffer between the site and R-1 zoned property, in compliance with Section IV.D.1 of the Zoning Ordinance;**
- 7) full compliance with the landscaping and tree planting requirements of the Ordinance; and**
- 8) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$505.20. 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

By: _____
Richard Olsen, Deputy Director of Planning