

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 5, 2006

Woodland Hills, Ltd.  
Attn Linsay Walker  
6156 Omni Park Dr.  
Mobile, AL 36609

**Re: Case #SUB2006-00072  
Woodland Hills Subdivision, Remainder of**

West termini of Woodland Way, Woodstone Drive, and Woodbend Drive, and the North terminus of Woodland Hills Drive West; and the West and South termini of Woodforest Drive.

94 Lots / 40.1± Acres

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

At its meeting on May 4, 2006, the Planning Commission denied the street-stub request and approved the above referenced subdivision subject to the following conditions:

- 1) the “future development” area must be developed before or simultaneously with the proposed “Unit Six,” with no recording of “Unit Six” allowed until the street-stub requirement is satisfied;
- 2) adjustment of lot lines to ensure that all lots meet the minimum size required by Section V.D.2. of the Subdivision Regulations;
- 3) provision of an easement or dedicated access to all proposed detention areas;
- 4) labeling of all common areas and detention areas;
- 5) placement of a note on the Final Plat stating that maintenance of the detention areas and common areas is the responsibility of the subdivision’s property owners;
- 6) depiction of the 25-foot minimum building setback line;
- 7) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- 8) the approval of all applicable federal, state and local agencies regarding wetlands prior to the issuance of any permits or land disturbance.

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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 [marti.watson@cityofmobile.org](mailto:marti.watson@cityofmobile.org).

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: Rester and Coleman Engineers, Inc.