

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 6, 2009

LGE-Shelton LLC  
P.O. Box 161389  
Mobile, Alabama 36616

**Re: Case #SUB2009-00095 (Subdivision)**  
**Hill Forest Subdivision, Lot 1**  
1900 Shelton Beach Road Extension  
(East side of Shelton Beach Road, 1/2± mile North of Moffett Road).  
1 Lot / 15.8± Acres

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

At its meeting on July 2, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way, to provide a minimum 50-feet as measured from the centerline of Shelton Beach Road Extension;**
- 2) **placement of a note on the final plat stating that the development is limited to the one curb cut along Shelton Beach Road Extension, with the size, design and location to be approved by Traffic Engineering and conform with AASHTO standards;**
- 3) **the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information;**
- 4) **provision of a revised PUD site plan to the Planning Section prior to signing of the Final Plat;**
- 5) **provision of a note stating that development of the site will be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 6) **placement of a note on the Final Plat stating that the maintenance of the detention common area is the responsibility of the property owners; and**
- 7) **full compliance with all other municipal codes and ordinances.**

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.

**Hill Forest Subdivision, Lot 1**

**July 6, 2009**

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It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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 [travisz@cityofmobile.org](mailto:travisz@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: McCrory Williams Engineers - Surveyors

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 6, 2009

LGE – Shelton LLC  
P.O. Box 161389  
Mobile, Alabama 36616

**Re: Case #ZON2009-01494 (Planned Unit Development)  
Hill Forest Subdivision, Lot 1**

1900 Shelton Beach Road Extension

(East side of Shelton Beach Road, 1/2± mile North of Moffett Road).

Planned Unit Development Approval to allow twelve multi-story apartment buildings having a total of 128 dwelling units, clubhouse, swimming pool, playground, picnic area and above ground detention pond on a single building site.

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

At its meeting on July 2, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow twelve multi-story apartment buildings having a total of 128 dwelling units, clubhouse, swimming pool, playground, picnic area and above ground detention pond on a single building site.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) completion of the Subdivision process prior to application for building/Land Disturbance permits;**
- 2) provision of adequate queuing space between gated entry and right-of-way, labeling of the gate, and depiction and labeling of any other proposed fencing on the site (to include fence material and height information);**
- 3) provision of a revised PUD site plan to the Planning Section prior to signing of the Final Plat; and**
- 4) full compliance with all other municipal codes and ordinances.**

**Hill Forest Subdivision, Lot 1**

**July 6, 2009**

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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: McCrory Williams Engineers - Surveyors

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 6, 2009

LGE-Shelton LLC  
P.O. Box 161389  
Mobile, Alabama 36616

**Re: Case #ZON2009-01515 (Sidewalk Waiver)**  
**LGE-Shelton, LLC**  
1900 Shelton Beach Road Extension  
(East side of Shelton Beach Road, 1/2± mile North of Moffett Road).  
Request to waive construction of a sidewalk along Shelton Beach Road.

Dear Applicant(s):

At its meeting on July 2, 2009, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to deny this request for a sidewalk along Shelton Beach Road.

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