

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 5, 2008

Anil Badve, P.E.  
4119 Burma Road  
Mobile, AL 36693

**Re: Case #SUB2008-00179 (Subdivision)**  
**H. S. Norden Place Subdivision, Lot 2 Amended**  
1016 Hillcrest Road  
(West side of Hillcrest Road, 470'± South of Wall Street).  
1 Lot / 1.2± Acres

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

At its meeting on September 4, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that the site is limited to two curb-cuts onto Hillcrest Road, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 2) **labeling of the lot with its size in square feet, or the provision of a table on the plat with the same information;**
- 3) **placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and**
- 4) **subject to Engineering comments: *(Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property. Detention is not permitted within the public drainage easement).***

**H. S. Norden Place Subdivision, Lot 2 Amended**  
**September 5, 2008**  
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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 (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**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: JHA Air Three LLC

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 5, 2008

Anil Badve, P.E.  
4119 Burma Road  
Mobile, AL 36693

**Re: Case #ZON2008-02064 (Rezoning)**

**Anil Badve**

1016 Hillcrest Road

(West side of Hillcrest Road, 470'± South of Wall Street).

Rezoning from B-2, Neighborhood Business District, and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning in a proposed commercial subdivision, and to remove a condition of a previous rezoning to allow visitation and a crematorium at an existing funeral home.

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

At its meeting on September 4, 2008, 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 in a proposed commercial subdivision, and to remove a condition of a previous rezoning to allow visitation and a crematorium at an existing funeral home.

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

- 1) completion of the Subdivision process;**
- 2) provision of a 6' high privacy fence, in compliance with Section 64-4.D. of the Zoning Ordinance, where the site abuts residentially zoned property to the West;**
- 3) revision of the site plan to comply with the requirements of the Zoning Ordinance;**
- 4) compliance with Traffic Engineering comments (*Both drive entrances should be narrowed to between fourteen and sixteen to prevent two-way traffic*);**
- 5) approval of all applicable federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and**
- 6) full compliance with all other municipal codes and ordinances.**

**Anil Badve**  
**September 5, 2008**  
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The advertising fee for this application is \$170.35. 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**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning