

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2008

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

Re: Case #SUB2008-00135 (Subdivision)
Hillcrest Commons Subdivision, Phase Two, Resubdivision of and Addition to Lot 1

South side of Chandler Street, 85'± East of Hillcrest Road, extending to the North side of Johnston Lane, 150'± West of Dickenson Avenue, and extending to the West terminus of Duncan Street.

1 Lot / 4.5± Acres

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

At its meeting on July 10, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of each lot size in square feet;**
- 2) **depiction of the 25' minimum building setback line;**
- 3) **placement of a note on the final plat stating that the lot is limited to one curb-cut onto Chandler Street, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 5) **provide revised PUD site plan prior to signing final plat;**
- 6) **full compliance with all other municipal codes and ordinances; and**
- 7) **completion of subdivision process prior to request for permits.**

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.

Hillcrest Commons Subdivision, Phase Two, Resubdivision of and Addition to Lot 1
July 11, 2008
Page 2

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.

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: Rester & Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2008

Hillcrest Commons, Inc.
Attn: John C. Bell
P.O. Box 19206
Mobile, AL 36691

Re: Case #ZON2008-01591 (Planned Unit Development)
Hillcrest Commons Subdivision, Phase Two, Resubdivision of and Addition to Lot 1

Northeast corner of Hillcrest Road and Johnston Lane, extending to the South side of Chandler Street, 85'± East of Hillcrest Road, and extending to the West terminus of Duncan Street.

Planned Unit Development Approval to allow two buildings on a single building site and shared access between building sites.

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

At its meeting on July 10, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site and shared access between building sites.

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

- 1) **placement of a note on the site plan to show provision of a protection buffer on the East side of the property adjacent to the proposed parking area, in compliance with Section 64-4.D. of the Zoning Ordinance, to include a 6-foot high privacy fence (except within the street setback area) and a 10-foot wide vegetative buffer;**
- 2) **depiction of the required screening of the parking area from adjacent residential uses, even if across the street, in conformance with section 64-6.A.3.i. of the Zoning Ordinance;**
- 3) **placement of a note on the site plan stating that provision of required parking lot lighting will be in conformance with Section 64-6.A.3.c. of the Zoning Ordinance, to ensure that lighting does not shine onto adjacent residential uses or into traffic (recommended use of shielded or full cut-off**

- fixtures, and control of lighting so that they do not operate after the business is closed for the day); and
- 4) labeling of all common areas, dumpster locations, outbuildings, generators, etc;
 - 5) labeling of the total number of parking spaces, building area and footprint in square feet by lot, as well as provide the lot size in square feet; and
 - 6) provide revised PUD site plan prior to signing of final plat.

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