

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 19, 2010

1151 Hillcrest, LLC
c/o Rene Steigler
1 Spring Bank Rd. South
Mobile, AL 36608

Re: Case #SUB2010-00012 (Subdivision)
Eleven Fifty One Hillcrest Subdivision, Resubdivision of and Addition to Lot B
1151 Hillcrest Road
(East side of Hillcrest Road, 300'± North of Omni Park Drive).
1 Lot / 0.5± Acre

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

At its meeting on February 18, 2010, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) retention of the lot area size, in square feet, on the Final Plat or provision of a table on the Final Plat with the same information;
- 2) revision of the 25-foot minimum building line to be depicted where the lot opens up to 131 feet, behind the flagpole;
- 3) depiction of the drainage easement along the entire length and width of the vacated Rosedale Avenue right-of-way;
- 4) compliance with Engineering comments (*The widths and locations of the proposed drainage easements will need to be coordinated with City Engineering. The applicant's engineer shall coordinate with City Engineering the type of drainage pipe located within the easement. If the existing drainage pipe is deemed inadequate to handle the loading from the proposed vehicular traffic and parking then the applicant will be required to replace the drainage pipe with the appropriately sized reinforced concrete pipe. The plat must clearly state that City will not be responsible for the replacement of the asphalt or any structures located within any drainage easement if maintenance of the system is required. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*); and,
- 5) completion of the rezoning process.

Case #SUB2010-00012 (Subdivision)

Eleven Fifty One Hillcrest Subdivision, Resubdivision of and Addition to Lot B

February 18, 2010

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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 (1) 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.

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.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 19, 2010

1151 Hillcrest, LLC
c/o Rene Steigler
1 Spring Bank Rd. South
Mobile, AL 36608

Re: Case #ZON2010-00145 (Planned Unit Development)
Eleven Fifty One Hillcrest Subdivision, Resubdivision of and Addition to Lot B
1151 Hillcrest Road
(East side of Hillcrest Road, 300'± North of Omni Park Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between two building sites.

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

At its meeting on February 18, 2010, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow shared access and parking.

After discussion, the Planning Commission Approved the request, subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) compliance with Engineering comments (*The widths and locations of the proposed drainage easements will need to be coordinated with City Engineering. The applicant's engineer shall coordinate with City Engineering the type of drainage pipe located within the easement. If the existing drainage pipe is deemed inadequate to handle the loading from the proposed vehicular traffic and parking then the applicant will be required to replace the drainage pipe with the appropriately sized reinforced concrete pipe. The plat must clearly state that City will not be responsible for the replacement of the asphalt or any structures located within any drainage easement if maintenance of the system is required. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way*).**

Case #ZON2010-00145 (Planned Unit Development)
Eleven Fifty One Hillcrest Subdivision, Resubdivision of and Addition to Lot B
February 18, 2010
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- permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.); and,*
- 3) full compliance with all municipal codes and ordinances.**

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 & Coleman

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LETTER OF DECISION**

February 19, 2010

1151 Hillcrest, LLC
c/o Rene Steigler
1 Spring Bank Rd. South
Mobile, AL 36608

Re: Case #ZON2010-00148 (Rezoning)
Eleven Fifty One Hillcrest Subdivision, Resubdivision of and Addition to Lot B

1151 Hillcrest Road
(East side of Hillcrest Road, 300'± North of Omni Park Drive).
Rezoning from R-3, Multiple Family District to B-2, Neighborhood Business District to accommodate a proposed subdivision.

Dear Applicant(s):

At its meeting on February 19, 2010, the Planning Commission considered your request for a change in zoning from R-3, Multiple Family District to B-2, Neighborhood Business District to accommodate a proposed subdivision.

After discussion, it was decided to recommend the zoning as a B-2, Neighborhood Business District to the City Council subject to the following condition:

- 1) completion of the Subdivision process; and,**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$178.75**. 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.

Case #ZON2010-00148 (Rezoning)

Eleven Fifty One Hillcrest Subdivision, Resubdivision of and Addition to Lot B

February 18, 2010

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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: Rester & Coleman