

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2007

Grande Development, LLC
5675 Rabbit Creek
Theodore, AL 36582

Re: Case #SUB2007-00067 (Subdivision)
Grande Oaks at Hillcrest Subdivision
2709 Hillcrest Road
(East side of Hillcrest Road, 340'± North of Shady Lane).
12 Lots / 5.2± Acre

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

At its meeting on April 19, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this plan until the May 3rd meeting, with revisions due to the Planning Section of Urban Development by April 24th, to allow for the following:

- 1) amending of the PUD application to include “Lot A of The Oaks” as part of the PUD application (including revised area information), and provision of additional labels and postage as necessary due to expanded notification requirements;**
- 2) revision of the PUD site plan and Subdivision plat to depict a detention common area, if required; and**
- 3) consultation with Traffic Engineering regarding the proposed gate, and revision of the PUD site plan and Subdivision plat to move the proposed gate further away from Hillcrest Road if determined necessary.**

Grande Oaks at Hillcrest Subdivision
April 19, 2007
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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 and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2007

Grande Development, LLC
5675 Rabbit Creek
Theodore, AL 36582

Re: Case #ZON2007-00865 (Planned Unit Development)
Grande Oaks at Hillcrest Subdivision
2709 Hillcrest Road
(East side of Hillcrest Road, 340'± North of Shady Lane).

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

At its meeting on April 19, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow a residential subdivision with a gated private road.

After discussion, it was decided to holdover this plan until the May 3rd meeting, with revisions due to the Planning Section of Urban Development by April 24th, to allow for the following:

- 1) amending of the PUD application to include “Lot A of The Oaks” as part of the PUD application (including revised area information), and provision of additional labels and postage as necessary due to expanded notification requirements;**
- 2) revision of the PUD site plan and Subdivision plat to depict a detention common area, if required; and**
- 3) consultation with Traffic Engineering regarding the proposed gate, and revision of the PUD site plan and Subdivision plat to move the proposed gate further away from Hillcrest Road if determined necessary.**

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Richard Olsen
Deputy Director of Planning