

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

HCB Limited Partnership
P.O. Box 6870
Sherwood, AR 72124

Re: Case #SUB2008-00167 (Subdivision)
Home Place Furniture Subdivision
850 Schillinger Road South
(West side of Schillinger Road South, 1060'± South of Old Government Street
Road).
2 Lots / 9.4± Acres

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

At its meeting on August 7, 2008, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide a minimum 50' as measured from the centerline of Schillinger Road South;**
- 2) **placement of a note on the final plat stating that the subdivision is limited to the existing two curb-cuts onto Schillinger Road South;**
- 3) **placement of a note on the final plat stating that no future re-subdivision of Lot 2 will be allowed unless additional adequate frontage on a public street is provided;**
- 4) **labeling of the lots with their sizes in square feet (in addition to acreages), or the provision a table on the plat with the same information;**
- 5) **the applicant receive the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;**
- 6) **placement of a note on the plat stating that the 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;**
- 7) **submission of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to signing the final plat; and**

- 8) subject to Engineering comments: (Any drainage structures/features carrying public water will require a drainage easement. Size and location of any required drainage easement subject to approval of the City of Mobile Engineering Department. 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. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property).

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.

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: Rowe Surveying & Engineering Company, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

HCB Limited Partnership
P.O. Box 6870
Sherwood, AR 72124

Re: Case #ZON2008-01870 (Planned Unit Development)
Home Place Furniture Subdivision
850 Schillinger Road South
(West side of Schillinger Road South, 1060'± South of Old Government Street Road).
Planned Unit Development Approval to allow shared access between two building sites.

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

At its meeting on August 7, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between two building sites.

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

- 1) **revision of the site plan to provide a buffer, in compliance with Section 64-4.D. of the Zoning Ordinance, along the Western boundary of the site where adjacent to residentially developed property;**
- 2) **placement of a note on the site plan stating that any changes/improvements of the site will require a new Planned Unit Development application, along with full compliance with the Zoning Ordinance with regards to parking, landscaping, and trees, etc;**
- 3) **placement of a note on the site plan stating that the 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) **submission of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to signing the final subdivision plat.**

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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning