



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 18, 2017

JHA Air Three, LLC
9700 Celeste Road
Saraland, AL 36571

Re: 1016 Hillcrest Road
(West side of Hillcrest Road, 575'± North of Johnston Lane, extending to the North side of Johnston Lane, 350'± West of Hillcrest Road).
Council District 6
SUB-000219-2017 (Subdivision)
Ascension Subdivision
2 Lots / 5.4± Acres

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

At its meeting on October 5, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) retention of the 25' minimum building setback line along all frontages;**
- 2) retention of the lot sizes in square feet and acres;**
- 3) retention of the note on the Final Plat stating the Lot A is limited to the existing curb-cuts to Hillcrest Road, and Lot B is limited to one curb-cut to Johnston Lane with changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) retention of the note on the Final Plat stating "Development of Lot B will require construction of this portion of Johnston Lane to City of Mobile standards";**
- 5) retention of the Final Plat stating that no structures are allowed to be erected in any easements;**
- 6) full compliance with Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add legible street names to the vicinity map. C. Provide and label the monument set or found at each subdivision corner. D. Add a signature block for the Owner, Notary Public, Planning**

Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 7) full compliance with Traffic Engineering comments: (Site is limited to the existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 8) compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);
- 9) compliance with Fire comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)); and
- 10) provision of two (2) revised PUD site plans to the Planning Division prior to the signing of the Final Plat.

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.


It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning & Zoning

cc: Estate of James H. & Josie Marie B. Britain
Byrd Surveying, Inc.



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Re: 1016 Hillcrest Road

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Council District 6

PUD-000222-2017 (Planned Unit Development)

Ascension Subdivision

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

At its meeting on October 5, 2017, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

Ater discussion, the Planning Commission approved the above referenced request, subject to the following conditions:

- 1) provision of a photometric plan at time of permitting;**
- 2) provision of a site plan showing full compliance with tree planting and landscape area requirements at time of permitting, with at least the same amount of front landscape area as shown on the revised site plan;**
- 3) provision of a compliance protection buffer next to all adjacent R-1, Single-Family Residential District properties (to be left in natural, undisturbed state);**
- 4) trees shown within the parking lot islands to be provided as illustrated;**
- 5) full compliance with Traffic Engineering comments: (Site is limited to the existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);**
- 6) compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both**

Ascension Subdivison PUD
October 18, 2017

city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);

- 7) **compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)); and**
- 8) **provision of two (2) revised PUD site plans to the Planning Division prior to the signing of the Final Plat.**

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen

Deputy Director of Planning & Zoning

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Council District 6
ZON-000220-2017 (Rezoning)
JHA Air Three, LLC

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

At its meeting on October 5, 2017, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning and allow construction of a funeral chapel.

After discussion and using the revised legal description for Lot 2, it was decided to recommend this change in zoning to the City Council for approval, subject to the following:

- 1) completion of the Subdivision process;**
- 2) site is limited to an approved Planned Unit Development; and**
- 3) full compliance with all municipal codes and ordinances.**


The advertising fee for this application is \$303.40. 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

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning & Zoning

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