

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

Hillside Development, LLC
2607 Dauphin Street, Suite C
Mobile, AL 36606

Re: Case #SUB2007-00293 (Subdivision)
Omni Office Park Subdivision, Sixth Addition, Resubdivision of Lot 2,
Resubdivision of Lot 2B
Northeast corner of Hillcrest Road and Omni Park Drive.
1 Lot / 1.7± Acres

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

At its meeting on December 6, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the January 3, 2008 meeting to allow revisions of the Planned Unit Development to be submitted to the Planning Section of Urban Development for review.

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: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

Hillside Development, LLC
2607 Dauphin Street, Suite C
Mobile, AL 36606

Re: Case #ZON2007-02725 (Planned Unit Development)
Omni Office Park Subdivision, Sixth Addition, Resubdivision of Lot 2,
Resubdivision of Lot 2B
Northeast corner of Hillcrest Road and Omni Park Drive.
Planned Unit Development Approval to allow two buildings on a single building site.

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

At its meeting on December 6, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

After discussion, it was decided to holdover this plan until January 3rd to allow the applicant to revise the plan to address the following:

- 1) approval from City Engineering regarding relocation of drainage structure and easement;**
- 2) apparent noncompliance with parking stall sizes, based on Traffic Engineering Comments;**
- 3) no on-site storm water detention facilities are depicted on the site plan, however such facilities will be required due to the extent of the proposed new development. Therefore, the site plan should be revised to depict any required on-site storm water detention facilities;**
- 4) there is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. The location of the storage area for the dumpster must be illustrated on the site plan and labeled, and the location and required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations;**
- 5) provision of buffering for residentially zoned properties adjacent to the site, including shielding and directing lighting of parking facilities away from those residentially zoned properties;**

**Omni Office Park Subdivision, Sixth Addition, Resubdivision of Lot 2,
Resubdivision of Lot 2B
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- 6) while the plan appears to exceed minimum landscaped area requirements, there is no information provided regarding required tree plantings. The only trees illustrated on the site plan are trees located in the Hillcrest Road right-of-way;**
- 7) minor errors/omissions in notations on the site plan, including but not limited to notation regarding a retaining wall being directed to the middle of a parking aisle, clear and concise notations of the drive-thru order and pick-up stations, etc. Revisions to be submitted no later than December 17.**

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