

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 2, 2007

Carriage Towne, LLC
41 West I-65 Service Road N, Suite 300
Mobile, AL 36608

Re: Case #ZON2006-02753 (Planned Unit Development)
Carriage Towne Subdivision
6360 Cottage Hill Road
(North side of Cottage Hill Road, 170'± East of Hillcrest Road and East side of Hillcrest Road, 174'± South of Christopher Drive, and extending to the South terminus of Hillcrest Service Road).

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

At its meeting on February 1, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between multiple building sites.

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

- 1) completion of the subdivision process;**
- 2) provision of the required buffer fence where the site abuts residentially zoned properties;**
- 3) any significant changes to the site development will necessitate approval of an amended PUD by the Planning Commission, to include all properties involved/effected;**
- 4) full compliance with landscaping and tree requirements for Lot 1; and**
- 5) full compliance with all municipal codes and ordinances, including but not limited to sign number, location and size.**

Carriage Towne Subdivision
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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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 2, 2007

Carriage Towne, LLC
41 West I-65 Service Road N, Suite 300
Mobile, AL 36608

Re: Case #SUB2006-00317 (Subdivision)

Carriage Towne Subdivision

6360 Cottage Hill Road

(North side of Cottage Hill Road, 170'± East of Hillcrest Road and East side of Hillcrest Road, 174'± South of Christopher Drive, and extending to the South terminus of Hillcrest Service Road).

2 Lots / 4.8± Acres

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

At its meeting on February 1, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lots 1 and 2 are limited to the existing number of curb-cuts, with the size, design and location of any curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) full compliance with all other municipal codes and ordinances.**

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 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.

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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: Thompson Engineering
Kimley-Horn and Associates, Inc.