

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 6, 2011

1151 Hillcrest, LLC
c/o Rene A. Stiegler, Jr.
1 Spring Bank Road South
Mobile, AL 36608

Re: Case #SUB2011-00036 (Subdivision)
Eleven Fifty One Hillcrest Subdivision, Re-subdivision of and Addition to
Lot B
1151 Hillcrest Road
(East side of Hillcrest Road, 300'± North of Omni Park Drive).
Number of Lots / Acres: 1 Lot / 0.5± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.

Dear Applicant(s):

At its meeting on May 5, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the lot area size, in square feet, on the Final Plat or provision of a table on the Final Plat with the same information;
- 2) compliance with Engineering comments (*A drainage easement is required for the drainage system located to the rear of the property on the vacated Rosedale Ave. There have been complaints of traffic exiting this property from the rear portion of the property and accessing adjacent properties causing erosion and other damages. Need to install measures to prevent access from this property to adjacent properties not included in this application. Must comply with all storm water and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Any work performed in the right of way (including drainage easements) will require a right of way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*);
- 3) revision of the 25-foot minimum building line to be depicted where the lot opens up to 131 feet, behind the flagpole; and,
- 4) depiction of the drainage easement along the entire length and width of the vacated Rosedale Avenue right-of-way.

Eleven Fifty One Hillcrest

May 6, 2011

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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 (1) 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

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 6, 2011

1151 Hillcrest, LLC
c/o Rene A. Stiegler, Jr.
1 Spring Bank Road South
Mobile, AL 36608

**Re: Case #ZON2011-00951 (Planned Unit Development)
Eleven Fifty One Hillcrest Subdivision, Re-subdivision of and Addition to
Lot B**

1151 Hillcrest Road

(East side of Hillcrest Road, 300'± North of Omni Park Drive).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access.

Dear Applicant(s):

At its meeting on May 5, 2011, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow shared access.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **completion of the Subdivision process;**
- 2) **compliance with Engineering comments** (*A drainage easement is required for the drainage system located to the rear of the property on the vacated Rosedale Ave. There have been complaints of traffic exiting this property from the rear portion of the property and accessing adjacent properties causing erosion and other damages. Need to install measures to prevent access from this property to adjacent properties not included in this application. Must comply with all storm water and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Any work performed in the right of way (including drainage easements) will require a right of way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.); and,*
- 3) **full compliance with all municipal codes and ordinances.**

Eleven Fifty One Hillcrest Subdivision, Re-subdivision of and Addition to Lot B

May 6, 2011

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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.