

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 22, 2005

Hillcrest Commons  
Attn: John C. Bell  
P. O. Box 91206  
Mobile, AL 36691

**Re: Case #SUB2005-00136 (Subdivision)**

**Hillcrest Commons Subdivision**

1055 Hillcrest Road

Northeast corner of Hillcrest Road and Johnston Lane, extending to the East side of Rosedale Avenue (unopened right-of-way), 150± South of Chandler Street.

2 Lots / 5.6± Acres

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

At its meeting on July 21, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 25' from the centerline of Johnston Lane;
- 2) completion and documentation of vacation of the Rosedale Avenue right-of-way, north of the former Duncan Lane right-of-way;
- 3) the placement of a note on the final plat stating that access to Rosedale Avenue and Johnston Street is denied;
- 4) the placement of a note on the final plat stating that the site is limited to existing curb cuts; 4) the completion of the rezoning process;
- 5) the provision of a buffer between the site and R-1 zoned property, in compliance with Section V.A.7 of the Subdivision Regulations;
- 6) compliance with Engineering Department comments (existing stormwater detention shown on proposed Lot 2 must be maintained to original design capacity and function, and maintenance responsibilities should be shown on the final plat); and
- 7) ingress and egress easements between the lots to be shown on 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 Land Use

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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 [olsen@cityofmobile.org](mailto:olsen@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Victor McSwain, Secretary

By: /s/ Richard Olsen, Deputy Director of Planning

cc: Byrd Surveying, Inc.