

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 16, 2003

Albert B. Meaher
624 Highway 43
Saraland, AL 36571

Re: Case #ZON2003-01086 (Planned Unit Development)
Hillcrest Trace Subdivision, Revised
East side of Hillcrest Road, 125' ± South of Western Hills Avenue.
Planned Unit Development Approval to

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

At its meeting on May 15, 2003, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to reduce the front setback line and increase the maximum allowable site coverage from 35% to 55% in a single-family residential subdivision.

After discussion it was decided to approve a revised plan with 45% site coverage subject to the following conditions:

- 1) documentation that the detention area will sustain the increased site coverage subject to final approval by the City Engineer Department, prior to the issuance of any permits; and
- 2) subject to the previous conditions of approval as follows:
 - (1) Hillcrest Trace be dedicated and constructed to city standards;
 - (2) no driveways to Hillcrest Road;
 - (3) provision of an 8' minimum setback along the East property line of the development;
 - (4) the 54" live oak be preserved and given preservation status;
 - (5) maintenance of the Common Areas to be the responsibility of the property owners; and
 - (6) full compliance with all municipal codes and ordinances.

Albert B. Meaher (Case #ZON2003-01086)

May 16, 2003

Page 2

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, Planner II