

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 20, 2007

Hillcrest Commons, Inc.  
P.O. Box 91206  
Mobile, AL 36691

**Re: Case #SUB2007-00006 (Subdivision)**  
**Hillcrest Commons Subdivision, Phase Two**  
Southeast corner of Chandler Street and Rosedale Avenue (Prescriptive right-of-way to be vacated).  
1 Lot / 1.4± Acres

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

At its meeting on April 19, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) completion of the street vacation process prior to recording of the plat;**
- 2) placement of a note on the final plat stating that the lot is limited to one curb-cut onto Chandler Street, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat;**
- 4) dedication of sufficient right-of-way to provide 25-feet as measured from the centerline of Chandler Street, as depicted on the plat;**
- 5) compliance with Revised Engineering comments (Verify that no public water is being accepted on-site. If it is, provide a drainage easement. The storm water ordinance does not allow water to be concentrated onto an adjacent property without a hold harmless agreement. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.); and**
- 6) 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.

**Hillcrest Commons Subdivision, Phase Two**  
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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](mailto: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**

April 20, 2007

Hillcrest Commons, Inc.  
P.O. Box 91206  
Mobile, AL 36691

**Re: Case #ZON2007-00405 (Planned Unit Development)**  
**Hillcrest Commons, Inc.**  
Southeast corner of Chandler Street and Rosedale Avenue (Prescriptive right-of-way to be vacated).

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

At its meeting on April 19, 2007, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, and shared access and parking between multiple building sites.

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

- 1) revision of the PUD site plan to show the correct quantities for parking, and provision of a table on the site plan totaling parking spaces by legal lot of record, and with an overall total;**
- 2) revision of the PUD site plan to provide a table on the site plan totaling building square footage by legal lot of record, and with an overall total;**
- 3) revision of the PUD site plan to provide a table on the site plan indicating the total size in square feet and acres for each legal lot of record, and an overall site area total;**
- 4) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat;**

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- 5) compliance with Revised Engineering comments (Verify that no public water is being accepted on-site. If it is, provide a drainage easement. The storm water ordinance does not allow water to be concentrated onto an adjacent property without a hold harmless agreement. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.);**
- 6) completion of the Zoning process; and**
- 7) full compliance with all other municipal codes and ordinances.**

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**

April 20, 2007

Hillcrest Commons, Inc.  
P.O. Box 91206  
Mobile, AL 36691

**Re: Case #ZON2007-00057 (Rezoning)**  
**Hillcrest Commons, Inc.**  
Southeast corner of Chandler Street and Rosedale Avenue (Prescriptive right-of-way to be vacated).

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

At its meeting on April 19, 2007, the Planning Commission considered your request for a change in zoning from

After discussion it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- 1) completion of the Subdivision process; and**
- 2) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$157.30. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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