

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 7, 2006

Cottage Hill Development, LLC  
P.O. Box 421  
Mobile, AL 36660

**Re: Case #SUB2006-00047**  
**The Gardens of Cottage Hill Subdivision, Phase Four**  
Southeast and Southwest corners of Cottage Hill Road and Rosebud Drive.  
6 Lots / 1.3± Acres

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

At its meeting on April 6, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 50-feet from the centerline of Cottage Hill Road, as shown on the preliminary plat;**
- 2) **dedication of 25-foot curb radii at the corners of Rosebud Drive and Cottage Hill Road;**
- 3) **the placement of a note on the final plat stating that Lots 122 and 123 are denied direct access to Cottage Hill Road, and that each lot is limited to a single curb cut to Rosebud Drive; and**
- 4) **the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.**

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 [marti.watson@cityofmobile.org](mailto:marti.watson@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: Engineering Development Services, LLC