



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2024

Vivian Nguyen  
Vivian's Homes, LLC  
6916 Providence Estates Drive, North  
Mobile, Alabama 36695

Re: 810 Wildwood Drive & 4056 Hillcrest Lane West  
SUB-002991-2024  
Vivian's Homes Subdivision  
Vivian Nguyen  
District 4  
Subdivision of 4 lots, 1.65± acres

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

At its meeting on July 18, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way width of Hillcrest Lane West on the Final Plat;
2. Dedication to provide 25 feet from the centerline of Wildwood Drive, if the existing right-of-way is less than 50 feet;
3. Revision of the plat to label the minimum right-of-way width of Wildwood Drive after any required dedication;
4. Dedication to provide a 25-foot radius curve at the intersection of Hillcrest Lane West and Wildwood Drive;
5. Retention of the 25-foot minimum building setback line along both street frontages on the Final Plat, adjusted to be measured from any required dedication;
6. Revision of the plat to remove the 5-foot side yard and rear yard setback lines on the Final Plat;
7. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
8. Compliance with all Engineering comments noted in the staff report;

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9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org). This procedure must be completed within one (1) year, or the Tentative Approval will expire.

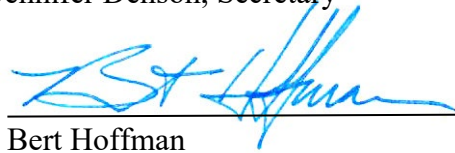
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Bert Hoffman

Deputy Director of Long Range Planning