

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 3, 2011

Arlington Properties Inc.
2117 Second Avenue North
Birmingham, AL 35203

Re: Case #SUB2011-00034 (Subdivision)

Atlantis Subdivision

Northwest corner of Halls Mill Road and Demetropolis Road extending to the East side of Government Boulevard.

Number of Lots / Acres: 2 Lots / 28.1± Acres

Engineer / Surveyor: Preble-Rish LLC
Council District 4

Dear Applicant(s):

At its meeting on June 2, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that Lot 1 is limited to one (1) curb-cut onto US Highway 90, and one (1) curb-cut onto Halls Mill Road;**
- 2) **placement of a note on the Final Plat stating that Lot 2 is limited to a maximum of two (2) curb-cuts onto US Highway 90;**
- 3) **placement of a note on the Final Plat stating that the size, design, and location of all curb-cuts are to be approved by Traffic Engineering and ALDOT (for US Highway 90 curb-cuts), and to conform to AASHTO standards;**
- 4) **compliance with Engineering comments: *(It appears that connection to a City maintained drainage system is impractical without either acquiring a private drainage easement or a release agreement from the affected downstream property owner(s), unless it can be shown that the discharge from this site is designed such that it will comply with the revised stormwater ordinance. Due to the existing topography, drainage from Lot 2 will be required to discharge onto Lot 1, therefore the proposed detention pond will either need to be sized to accommodate the detention required for Lot 2 or sized accordingly to receive the controlled discharge from Lot 2. The discharge from both Lots 1 & 2 shall be designed to provide at a minimum, detention from a 100 year storm with a 2 year release rate as outlined in the stormwater ordinance. Any work performed***

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- in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit.);*
- 5) **compliance with Urban Forestry comments:** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 108" Live Oak Tree located on the South side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Tree removal permits are required from Urban Forestry before removing or trimming 24" DBH or larger Live Oak Trees.);*
 - 6) **placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;**
 - 7) **provision of a revised PUD site plan depicting sidewalks, if the sidewalk waiver is not approved by the Planning Commission at its June 16, 2011 meeting; and,**
 - 8) **completion of the Subdivision process prior to any requests for land disturbance.**

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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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.

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: Roland Francis Properties
Angela Demetropolis Odom
Preble-Rish LLC

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 3, 2011

Arlington Properties Inc.
2117 Second Avenue North
Birmingham, AL 35203

Re: Case #ZON2011-00936 (Planned Unit Development)

Atlantis Subdivision

Northwest corner of Halls Mill Road and Demetropolis Road extending to the East side of Government Boulevard.

Planned Unit Development Approval to allow 15 apartment buildings (360 total units) and a club house on a single building site.

Council District 4

Dear Applicant(s):

At its meeting on June 2, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow 15 apartment buildings (360 total units) and a club house on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) revision of the site plan to depict the minimum building setback line from all street frontages, including US Highway 90;**
- 2) compliance with Engineering comments: *(It appears that connection to a City maintained drainage system is impractical without either acquiring a private drainage easement or a release agreement from the affected downstream property owner(s), unless it can be shown that the discharge from this site is designed such that it will comply with the revised stormwater ordinance. Due to the existing topography, drainage from Lot 2 will be required to discharge onto Lot 1, therefore the proposed detention pond will either need to be sized to accommodate the detention required for Lot 2 or sized accordingly to receive the controlled discharge from Lot 2. The discharge from both Lots 1 & 2 shall be designed to provide at a minimum, detention from a 100 year storm with a 2 year release rate as outlined in the stormwater ordinance. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit.);***

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- 3) **compliance with Traffic Engineering comments:** (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A Traffic Impact Study has been submitted for the development. The developer will be responsible for construction of the recommendations and must submit full construction plans for approval from City of Mobile Traffic Engineering, Engineering, and ALDOT.*);
- 4) **compliance with Urban Forestry comments:** (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 108" Live Oak Tree located on the South side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Tree removal permits are required from Urban Forestry before removing or trimming 24" DBH or larger Live Oak Trees.*);
- 5) **completion of the Subdivision process prior to any request for land disturbance;**
- 6) **submission of a revised site plan if the sidewalk waiver request is not approved by the Planning Commission at its June 16, 2011 meeting;**
- 7) **submission of an application for an Administrative PUD for any vehicular connection to the adjacent church property, as recommended by the Traffic Impact Study, prior to the request for Land Disturbance permits; and,**
- 8) **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: _____

Frank Palombo

Planner II

cc: Roland Francis Properties
Angela Demetropolis Odom
Preble-Rish LLC