

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 7, 2010

Roland Francis Properties
1059 Triad Ct., Ste 12
Marietta, GA 30062

Re: Case #SUB2010-00032 (Subdivision)

Gates at the Palms Subdivision

5799 Southland Drive

(South side of Southland Drive, 800'± West of Knollwood Drive extending to the West terminus of Southland Drive).

1 Lot / 10.7± Acre

Dear Applicant(s):

At its meeting on May 6, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that all access is limited to an approved Planned Unit Development site plan;**
- 2) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 3) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplains issues is required prior to the issuance of any permits or land disturbance activities;**
- 4) placement of a note on the Final Plat regarding maintenance of all common areas by property owners;**
- 5) compliance with Engineering Comments: *(Add note to plat stating that is shall be the responsibility of the property owner(s) and not the City of Mobile to maintain all drainage structures located on the property. Show Minimum Finished Floor Elevation on Plat. An easement will be required for the areas receiving public storm drainage. The easement shall be of sufficient width to***

allow for access and maintenance of the drainage way. There is to be no fill placed within the limits of the flood plain without providing compensation. The trash compactor and car wash areas must have connection to sanitary sewer, cannot discharge runoff to storm drainage system. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.);

- 6) **provision of and approval of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Final Plat; and,**
- 7) **full compliance with all 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 (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: Northstar Engineering Services

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 7, 2010

Roland Francis Properties
1059 Triad Ct., Ste 12
Marietta, GA 30062

**Re: Case #ZON2010-00630 (Planned Unit Development)
Gates at the Palms Subdivision**

5799 Southland Drive

(South side of Southland Drive, 800'± West of Knollwood Drive, extends to the West terminus of Southland Drive).

Planned Unit Development Approval to allow eight apartment buildings (182 units), pool, club house, bay (6) garages, trash compactor, and mailbox kiosk on a single building site.

Dear Applicant(s):

At its meeting on May 6, 2010, the Planning Commission considered for Planned Unit Development Approval to allow eight apartment buildings (182 units), pool, club house, bay (6) garages, trash compactor, and mailbox kiosk on a single building site.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 2) provision of and approval of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat;**
- 3) Compliance with Traffic Impact Study Requirements as stated in the 2008 approval:**
 - A. developer will be responsible for intersection improvements at Knollwood and Southland Drive;**
 - B. the developer must also restripe a dedicated left turn for southbound traffic as well as the recommended northbound left turn lane; and**

Case #ZON2010-00630 (Planned Unit Development)

Gates at the Palms Subdivision

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- C. detailed plans for improvements must be approved by Urban Development, Engineering and Traffic Engineering.); and,**
- 4) full compliance with all 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

cc: Northstar Engineering Services