

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 7, 2007

Sierra Development
5400 Riverside Drive, Suite 203
Macon, GA 31210

Re: Case #ZON2007-01867 (Rezoning)

Sierra Development

West side of South University Boulevard, 750'± South of Old Shell Road, extending to the North termini of Barbara Mitchell Drive East, General Bullard Avenue, and Westfield Avenue, and extending to the East side of Long Street, 900'± South of Old Shell Road.

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

At its meeting on September 6, 2007, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, B-2, Neighborhood Business District, and B-3, Community Business District, to B-1, Buffer Business District and B-3, Community Business District, to eliminate split zoning in a commercial subdivision and to allow an apartment complex, and unspecified commercial use.

After discussion, it was decided to approve this change in zoning subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) completion of the Traffic Impact Study, and acceptance of the study by Traffic Engineering; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$332.95. 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.

Sierra Development
September 7, 2007
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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: Ragan Smith

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 7, 2007

Sierra Development
5400 Riverside Drive, Suite 203
Macon, GA 31210

Re: Case #SUB2007-00182 (Subdivision)

University Crossing Subdivision

West side of South University Boulevard, 750'± South of Old Shell Road, extending to the North termini of Barbara Mitchell Drive East, General Bullard Avenue, and Westfield Avenue, and extending to the East side of Long Street, 900'± South of Old Shell Road.
5 Lots / 17.5± Acres

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

At its meeting on September 6, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the plat stating that Lots 1-5 are limited to a total of 4 shared curb-cuts onto University Boulevard, as depicted on the preliminary plat;
- 2) placement of a note on the plat stating that Lot 5 is denied access to Westfield Avenue and General Bullard Avenue, and is limited to two curb-cuts onto Long Street, once it is improved to city standards between the site and Old Shell Road, as depicted on the preliminary plat;
- 3) placement of a note on the plat stating that Lot 4 is denied access to Barbara Mitchell Drive East, as depicted on the preliminary plat;
- 4) placement of a note on the plat stating that the size, design and location of all curb-cuts shall be approved by Traffic Engineering and conform to AASHTO standards, as depicted on the preliminary plat;
- 5) placement of Urban Forestry comments as a note on the plat, as depicted on the preliminary plat (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 60" Live Oak Tree located on the East side of Lot 3. 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.);

- 6) compliance with Engineering comments,(It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.);
- 7) revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information;
- 8) placement of a note on the plat stating that maintenance of all common areas and detention areas is the responsibility of the property owners; and
- 9) placement of a note on the plat stating that the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities, as depicted on the preliminary plat.

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 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: Ragan-Smith-Associates, Inc.
University of South Alabama Foundation

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 7, 2007

Sierra Development
5400 Riverside Drive, Suite 203
Macon, GA 31210

**Re: Case #ZON2007-01868 (Planned Unit Development)
University Crossing Subdivision**

West side of South University Boulevard, ¼ mile ± South of Old Shell Road, extending to the North termini of General Bullard Avenue and Westfield Avenue, and extending to the East side of Long Street, 900' ± South of Old Shell Road. Planned Unit Development Approval for multiple buildings on a single building site.

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

At its meeting on September 6, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) limited to the revised site plan, including a maximum of four shared curb-cuts onto University Boulevard – future development of the out parcels will require new PUD applications to amend the existing PUD;**
- 2) completion of the Traffic Impact Study, and acceptance of the study by Traffic Engineering;**
- 3) completion of the Subdivision process; 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: Ragan-Smith Associates, Inc.