

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 19, 2007

Crossroads, LLC
P.O. Box 1629
Foley, AL 36536

Re: Case #ZON2007-02209 (Planned Unit Development)

UNO Subdivision

East side of Sollie Road, 800' ± South of Shadow Creek Drive.
Planned Unit Development Approval to allow twenty buildings on a single building site for a residential apartment complex.

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

At its meeting on October 18, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow twenty buildings on a single building site for a residential apartment complex.

After discussion, it was decided to holdover this plan until the November 1st meeting to allow the staff time to review the traffic study:

- 1) limited to the revised site plan, including the relocation of the trash compactor to a more central location and/or further away from the adjacent single-family residential development and any changes to the site plan 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; and**
- 3) 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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 19, 2007

Crossroads, LLC
P.O. Box 1629
Foley, AL 36536

Re: Case #ZON2007-02210 (Rezoning)
Crossroads, LLC
East side of Sollie Road, 800'± South of Shadow Creek Drive.

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

At its meeting on October 18, 2007, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to eliminate split zoning in a one-lot subdivision to allow a 384-unit residential apartment complex.

After discussion, it was decided to holdover this change in zoning until the November 1st meeting to allow the staff time to review the traffic study:

- 1) completion of the Traffic Impact Study, and acceptance of the study by Traffic Engineering; and**
- 2) 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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 19, 2007

Crossroads, LLC
P.O. Box 1629
Foley, AL 36536

Re: Case #SUB2007-00227 (Subdivision)

UNO Subdivision

East side of Sollie Road, 800' \pm South of Shadow Creek Drive.

1 Lot / 34.4 \pm Acres:

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

At its meeting on October 18, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line;**
- 2) the completed Traffic Impact Study approved by Traffic Engineering;**
- 3) the illustration of the buffering along the sides and rear of the development;**
- 4) completion of the rezoning process prior to recording of the Final Plat; and**
- 5) the placement of a note on the Final Plat, limiting the development to two curb cuts, with the size, design and location to be approved by Traffic Engineering.**

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.

UNO Subdivision
October 19, 2007
Page 2

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: Frank A. Dagley & Associates, Inc.