

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 22, 2011

Davis Companies, LLC
20725 South West 46th Avenue
New Berry, FL 32669

Re: Case #SUB2011-00021 (Subdivision)
Summer Subdivision
6133 Old Shell Road and 75 & 79 West Drive
(Southeast corner of Old Shell Road and West Drive)
Number of Lots / Acres: 3 Lots / 4.0± Acres
Engineer / Surveyor: Clark, Geer, Latham and Associates, Inc.
Council District 6

Dear Applicant(s):

At its meeting on April 21, 2011, the Planning Commission decided to hold the matter over until the May 19, 2011, meeting, and all information should be submitted by May 2, 2011, for the following reasons:

- 1) **dedication to provide sufficient right-of-way along West Drive to provide for the addition of the turn lane, as required by Traffic Engineering;**
- 2) **compliance with Traffic Engineering Comments: *“The developer must follow the new recommendations as well as the recommendations from the June 2008 study. In addition, the developer must submit construction plans for the addition of the turn lane on West Drive as it appears additional ROW may be required;”***
- 3) **retention of the 25-foot minimum building line along all public rights-of-way, with modifications as necessary due to any required dedication;**
- 4) **combining Lots 2 & 3 into one lot, named Lot 2;**
- 5) **placement of a note on the Final Plat limiting Lot 2 to two curb-cuts, with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 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; and,**
- 7) **completion of the rezoning process.**

Summer Subdivision

April 22, 2011

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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: Delaney Development & Robert M. and Kathy M. Summer
Clark, Geer, and Latham

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 22, 2011

Davis Companies, LLC
20725 South West 46th Avenue
New Berry, FL 32669

Re: Case #ZON2011-00451 (Planned Unit Development)
University Grande Apartment Complex
6133 & 6201 Old Shell Road and 75 & 79 West Drive
(Southeast and Southwest corners of Old Shell Road and West Drive).
Planned Unit Development Approval to allow multiple buildings on a single
building site, off-site parking and shared access.
Council District 6

Dear Applicant(s):

At its meeting on April 21, 2011, the Planning Commission considered for Planned Unit Development approval for the site plan to allow multiple buildings on a single building site, off-site parking, and shared access.

After discussion, it was decided to hold the matter over to the May 19, 2011, meeting and all information should be submitted by May 2, 2011, for the following reasons:

- 1) **additions of buffering along adjacent residential properties and West Drive as required by The Zoning Ordinance;**
- 2) **provide an appropriate dumpster enclosure and sanitary sewer connection for all dumpsters on the site;**
- 3) **provide signage within the off-site parking lot stating that the lot is for the residents of University Grande Apartment Complex to be approved by Urban Development;**
- 4) **provide design and style characteristics for the parking lot;**
- 5) **how the lot will be maintained to minimize debris;**
- 6) **security measures to enhance safety;**
- 7) **full compliance with the tree planting and landscaping requirements of the Zoning Ordinance;**
- 8) **compliance with Traffic Engineering Comments: *“The developer must follow the new recommendations as well as the recommendations from the June 2008 study. In addition the developer must submit construction plans for the***

University Grande Apartment Complex

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addition of the turn lane on West Drive as it appears additional ROW may be required;"

- 9) **compliance with Engineering Comments: “Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”**
- 10) **to provide design and style characteristics for the parking lot that are consistent with the University Grande Apartment Community;**
- 11) **to maintain the lot in order to minimize debris;**
- 12) **to provide security measures to enhance safety;**
- 13) **provision of two copies of the revised site plan to the Planning Section of the Urban Development Department indicating compliance with all of the aforementioned conditions; and,**
- 14) **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: Delaney Development & Robert M. and Kathy M. Summer
Clark, Geer, and Latham

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 22, 2011

Davis Companies, LLC
20725 South West 46th Avenue
New Berry, FL 32669

Re: Case #ZON2011-00452 (Rezoning)
Davis Companies, LLC
6133 Old Shell Road
(Southeast corner of Old Shell Road and West Drive).
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District, to allow an off-site parking lot for an apartment complex.
Council District 6

Dear Applicant(s):

At its meeting on April 21, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District to R-3, Multiple-Family Residential District, to allow an off-site parking lot for an apartment complex.

After discussion, it was decided to hold the matter over to the May 19, 2011, meeting and all information should be submitted by May 2, 2011, for the following reasons:

- 1) **amending the rezoning from B-2, Neighborhood Business and R-1, Single-Family Residential to R-3, Multi-Family Residential;**
- 2) **compliance with Traffic Engineering Comments:** *“The developer must follow the new recommendations as well as the recommendations from the June 2008 study. In addition the developer must submit construction plans for the addition of the turn lane on West Drive as it appears additional ROW may be required;”*
- 3) **to provide design and style characteristics for the parking lot that are consistent with the University Grande Apartment Community;**
- 4) **to maintain the lot in order to minimize debris;**
- 5) **to provide security measures to enhance safety;**
- 6) **to allow the lot to revert to the original zoning of R-1, Single-Family Residential when/if the parking lot cease to be a parking lot;**
- 7) **full compliance with the tree planting and landscaping requirements of the Zoning Ordinance; and,**
- 8) **full compliance with all municipal codes and ordinances.**

Davis Companies, LLC

April 21, 2011

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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

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Clark, Geer, Latham, and Associates