

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 2, 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 November 1, 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 recommend the approval of this change in zoning to the City Council subject to the following conditions:

- 1) development limited to an approved PUD; and**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$269.65. 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.

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**

November 2, 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 November 1, 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 approve this plan subject to the following conditions:

- 1) completion of the rezoning process;**
- 2) completion and revision of the Traffic Impact Study, and acceptance of the study by Traffic Engineering and Urban Development;**
- 3) submission of the 16-lot subdivision labeled as “Future Development”, which provides the second access to the PUD;**
- 4) recording of the 16-lot subdivision, including the construction and acceptance of the public road to city standards prior to the issuance of any Certificates of Occupancies for the apartment complex;**
- 5) submission of a revised site plan prior to the issuance of any permits; and**
- 6) 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