

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2009

Mr. Brett Smith, Ragan Smith Associates
315 Woodland Street
Nashville, TN 37206

Re: Case #SUB2008-00263 (Subdivision)
Longleaf Pines Apartments
Northeast corner of Girby Road and Lloyds Lane.
1 Lot / 15.9± Acres

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

At its meeting on January 8, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of right-of-way along Girby Road sufficient to provide 50-feet, as measured from centerline;**
- 2) **placement of a note on the final plat stating that the development is limited to the one curb cut along Girby Road, and two curb-cuts, to Lloyds Lane, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards;**
- 3) **the placement of a note on the Final Plat stating that the emergency access on Lloyds Lane will remain closed and used by emergency vehicles only;**
- 4) **the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information;**
- 5) **provision of a revised PUD site plan to the Planning Section prior to signing of the Final Plat;**
- 6) **provision of a note stating that development of the site will be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 7) **placement of a note on the Final Plat stating that the maintenance of the detention common area is the responsibility of the property owners; and**
- 8) **full compliance with all other municipal codes and ordinances.**

Longleaf Pines Apartments

January 9, 2009

Page 2

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 (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: Mr. Scott Niesen, Ragan Smith Associates
Mr. Ross Bradley

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2009

Mr. Brett Smith, Ragan Smith Associates
315 Woodland Street
Nashville, TN 37206

**Re: Case #ZON2008-03020 (Planned Unit Development)
Longleaf Pines Apartments**

Northeast corner of Girby Road and Lloyds Lane.

Planned Unit Development Approval to allow 28 apartment buildings, clubhouse, leasing office, and a maintenance/carwash facility on a single building site.

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

At its meeting on January 8, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow 28 apartment buildings, clubhouse, leasing office, and a maintenance/carwash facility on a single building site.

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

- 1) revision of the site plan to reflect dedication requirements along Girby Road;**
- 2) revision of the site plan to reflect Traffic Engineering requirements for a turn lane on Girby Road;**
- 3) completion of the Subdivision process prior to application for building/Land Disturbance permits;**
- 4) the placement of a note on the site plan stating that this access will remain closed and only used by emergency vehicles only;**
- 5) provision of a revised PUD site plan to the Planning Section prior to signing of the Final Plat; and**
- 6) full compliance with all other municipal codes and ordinances.**

Longleaf Gates Apartments

January 9, 2009

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2009

Mr. Brett Smith, Ragan Smith Associates
315 Woodland Street
Nashville, TN 37206

Re: Case #ZON2008-03019 (Sidewalk Waiver)
Mr. Brett Smith, Ragan Smith Associates
Northeast corner of Girby Road and Lloyds Lane.
Request to waive construction of sidewalks along Girby Road and Lloyds Lane.

Dear Applicant(s):

At its meeting on January 8, 2009, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to holdover this request to waive construction of a sidewalk until February 5th to allow the applicant and the City Engineer to determine exact location of waiver.

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