

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 2, 2010

Roland Francis Properties
1059 Triad Ct., Ste 12
Marietta, GA 30062

**Re: Case #SUB2010-00032 (Subdivision)
Gates at the Palms Subdivision**

5799 Southland Drive
(South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West
terminus of Southland Drive).
1 Lot / 10.7± Acre

Dear Applicant(s):

At its meeting on April 1, 2010, the Planning Commission considered the above referenced subdivision.

It is recommended for Holdover until the May 6, 2010, meeting, with revisions and additional information due by April 5, 2010, so that the following item can be addressed:

- 1) depiction and labeling of the 25' minimum building setback line along Southland Drive;**
- 2) due to public notification concerning the number of buildings within the Planned Unit Development (PUD); and,**
- 3) any changes to the preliminary plat due to common areas be illustrated on the preliminary plat.**

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: Northstar Engineer Services

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 2, 2010

Roland Francis Properties
1059 Triad Ct., Ste 12
Marietta, GA 30062

Re: Case #ZON2010-00630 (Planned Unit Development)

Gates at the Palms Subdivision

5799 Southland Drive

(South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive).

Planned Unit Development Approval to allow seven apartment buildings (183 total units) and a club house on a single building site.

Dear Applicant(s):

At its meeting on April 1, 2010, the Planning Commission considered for Planned Unit Development Approval to allow seven apartment buildings (183 total units) and a club house on a single building site.

It is recommended for Holdover until the May 6, 2010, meeting, with revisions and additional information due by April 5, 2010, so that the following item can be addressed:

- 1) due to public notification concerning the number of buildings within the Planned Unit Development (PUD);**
- 2) illustration of the required screening must comply with Section 64-4.D.9. of the Zoning Ordinance;**
- 3) provision of buffering for residentially zoned properties adjacent to the site, including shielding and directing lighting of parking facilities away from those residentially zoned properties;**
- 4) illustration of dumpster buffering as per the Zoning Ordinance; and,**
- 5) illustration of landscaping calculations and tree species and location as required per the Zoning Ordinance.**

Case #ZON2010-00630 (Planned Unit Development)

Gates at the Palms Subdivision

April 2, 2010

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: Northstar Engineer Services