

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 22, 2006

David R. Coley, III
Attn Robert S. Coley
759 Downtowner Loop W.
Mobile, AL 36609

Re: Case #SUB2006-00210 (Subdivision)
Coley's Addition to Grelot Road Subdivision
Northeast and Northwest corners of Grelot Road and Somerby Drive.
5 Lots / 57.1± Acres

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

At its meeting on September 21, 2006, 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 placement of note on the final plat stating that Lot 1 be limited to one curb-cut onto Grelot Road (due to significant wetlands) and one curb-cut to Somerby Drive, Lot 2 be limited to two curb-cuts onto Somerby Drive, Lot 3 be limited to two curb-cuts to Somerby Drive, Lot 4 be limited to one curb-cut to Grelot Road and two curb-cuts to Somerby Drive, Lot 5 be limited to one curb-cut to Grelot Road, with the size, design and location of all curb-cuts be approved by the Traffic Engineering Department; and**
- 3) completion of the rezoning process prior to the signing of the final plat.**

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.

Coley's Addition to Grelot Road
September 22, 2006
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: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 22, 2006

David R. Coley, III
Attn Robert S. Coley
759 Downtowner Loop W.
Mobile, AL 36609

Re: Case #ZON2006-01888 (Planned Unit Development)
Coley's Addition to Grelot Road Subdivision
West side of Somerby Drive, 380'+ North of Grelot Road.

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

At its meeting on September 21, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow a 12-building, 316-unit apartment complex on a single building site.

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

- 1) **completion of the Subdivision process;**
- 2) **compliance with Engineering Department comments for any future development (*The contractor that built Somerby Drive has not yet made the necessary repairs to the existing drainage system that was a condition of the COM accepting the road for maintenance. Therefore, the Engineering Department recommends no approval of the final plat until the necessary repairs have been completed and accepted by the COM. Engineering recommends dedication of drainage easement at any place public water crosses the property, from the top-of-bank to top-of-bank plus 15 feet on one side to allow for maintenance vehicles. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands*); and**
- 3) **full compliance with all other municipal codes and ordinances; and**

Coley's Addition to Grelot Road
September 22, 2006
Page 2

- 4) completion of a traffic impact study and acceptance by Traffic Engineering prior to the permitting of the development, and equitable sharing of the cost of a traffic signal if warranted by the results of the traffic impact study.**

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**

September 22, 2006

David R. Coley, III
Attn Robert S. Coley
759 Downtowner Loop W.
Mobile, AL 36609

Re: Case #ZON2006-01891 (Rezoning)
David R. Coley, III (Robert S. Coley, Agent)
West side of Somerby Drive, 360'± North of Grelot Road; and, West side of
Somerby Drive, ¼ mile± North of Grelot Road.

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

At its meeting on September 21, 2006, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, B-2, Neighborhood Business, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to allow a residential apartment complex; and, rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for unspecified use.

After discussion it was decided to recommended the approval of this change in zoning to the City Council subject to the following conditions:

- 1) **completion of the Subdivision process;**
- 2) **compliance with Engineering Department comments for any future development** *(The contractor that built Somerby Drive has not yet made the necessary repairs to the existing drainage system that was a condition of the COM accepting the road for maintenance. Therefore, the Engineering Department recommends no approval of the final plat until the necessary repairs have been completed and accepted by the COM. Engineering recommends dedication of drainage easement at any place public water crosses the property, from the top-of-bank to top-of-bank plus 15 feet on one side to allow for maintenance vehicles. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands);*

David R. Coley's, III

September 22, 2006

Page 2

- 3) development is limited to an approved PUD;**
- 4) full compliance with all other municipal codes and ordinances; and**
- 5) completion of a traffic impact study and acceptance by Traffic Engineering prior to the permitting of the development, and equitable sharing of the cost of a traffic signal if warranted by the results of the traffic impact study.**

The advertising fee for this application is \$ 292.75. 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**

September 22, 2006

David R. Coley, III
Attn Robert S. Coley
759 Downtowner Loop W.
Mobile, AL 36609

Re: Case #ZON2006-01892 (Rezoning)
David R. Coley, III (Robert S. Coley, Agent)
Northeast and Northwest corners of Grelot Road and Somerby Drive.

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

At its meeting on September 21, 2006, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, for unspecified use; and, rezoning from R-1, Single-Family Residential, R-3, Multi-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, for unspecified use.

After discussion it was decided to amend the rezoning request and recommend the approval of a change in zoning to the City Council as follows:

For the Northwest corner of Grelot Road and Somerby Drive, Approval for rezoning from R-1, R-3 and B-2 to B-2, subject to the following conditions:

- 1) completion of the Subdivision process prior to the issuance of any permits;
- 2) compliance with Engineering Department comments for any future development (*The contractor that built Somerby Drive has not yet made the necessary repairs to the existing drainage system that was a condition of the COM accepting the road for maintenance. Therefore, the Engineering Department recommends no approval of the final plat until the necessary repairs have been completed and accepted by the COM. Engineering recommends dedication of drainage easement at any place public water crosses the property, from the top-of-bank to top-of-bank plus 15 feet on one side to allow for maintenance vehicles. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands*);
- 3) full compliance with all other municipal codes and ordinances; and

- 4) completion of a traffic impact study and acceptance by Traffic Engineering prior to the permitting of development, and equitable sharing of the cost of a traffic signal if warranted by the results of the traffic impact study.

For the Northeast corner of Grelot Road and Somerby Drive, the request is amended to Approve rezoning from R-1 to B-1, Buffer Business, subject to the following conditions:

- 1) completion of the Subdivision process prior to the issuance of any permits;
- 2) compliance with Engineering Department comments for any future development (*The contractor that built Somerby Drive has not yet made the necessary repairs to the existing drainage system that was a condition of the COM accepting the road for maintenance. Therefore, the Engineering Department recommends no approval of the final plat until the necessary repairs have been completed and accepted by the COM. Engineering recommends dedication of drainage easement at any place public water crosses the property, from the top-of-bank to top-of-bank plus 15 feet on one side to allow for maintenance vehicles. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands*);
- 3) full compliance with all other municipal codes and ordinances; and
- 4) completion of a traffic impact study and acceptance by Traffic Engineering prior to the permitting of development, and equitable sharing of the cost of a traffic signal if warranted by the results of the traffic impact study.

The advertising fee for this application is \$ 392.50. 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