

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2010

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

Re: Case #ZON2010-02276
Roland Francis Properties
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 amend a previously approved Planned Unit Development to allow eight apartment buildings (182 units), pool, club house, bay (6) garages, trash compactor, and mailbox kiosk on a single building site.

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow eight apartment buildings (182 units), pool, club house, bay (6) garages, trash compactor, and mailbox kiosk on a single building site.

After discussion, this application was approved, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 2) provision of and approval of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat;**
- 3) compliance with Traffic Impact Study Requirements as stated in the 2008 approval:**

A. developer will be responsible for intersection improvements at Knollwood Drive and Southland Drive;

- B. the developer must also re-stripe a dedicated left turn for southbound traffic as well as the recommended northbound left turn lane;*
- C. detailed plans for improvements must be approved by Urban Development, Engineering and Traffic Engineering;*
- 4) *compliance with Engineering Comments: (Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. Intersection improvements at Knollwood Drive and Southland Drive as well as roadway improvements along Knollwood Drive are required and are to be coordinated with and approved by City Engineering. Completion of the approved improvements is required prior to issuance of any Certificates of Occupancy (CO)); and,*
- 5) **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: Stith & Company