

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

Springhill Mobile Partners, LLC
5400 Riverside Dr., Ste 203
Macon, GA 31210

Re: Case #SUB2010-00138 (Subdivision)
University Crossing Subdivision
112 South University Boulevard
(West side of South University Boulevard, 750' South of Old Shell Road,
extending to the Northern termini of Barbara Mitchell Drive East, General Bullard
Avenue, and Westfield Avenue, extending to the East side of Long Street 900'±
South of Old Shell Road).
5 Lot / 17.4± Acre

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) placement of a note on the plat stating that Lot 5 is limited to a total of one curb-cut onto University Boulevard, as depicted on the preliminary plat;**
- 2) placement of a note on the plat stating that Lot 5 is denied access to Westfield Avenue and General Bullard Avenue, and is limited to two curb-cuts onto Long Street, once it is improved to city standards between the site and Old Shell Road, as depicted on the preliminary plat;**
- 3) placement of a note on the plat stating that the size, design and location of all curb-cuts shall be approved by Traffic Engineering and conform to AASHTO standards, as depicted on the preliminary plat and comply with the suggested improvements of the Traffic Impact Study submitted with the previous application, subject to approval by Traffic Engineering and Urban Development;**
- 4) placement of Urban Forestry comments as a note on the plat, as depicted on the preliminary plat: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64.. Preservation status is to be given to the 60" Live Oak Tree located on the East***

- side of Lot 3. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
- 5) **compliance with Engineering comments:** *(Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Detention not permitted within flood zone. Need to show Minimum FFE on the plat. No fill is permitted within the flood zone without providing compensation. The radius tie to existing edge of pavement cannot exceed the projected property line at that point without written consent from the adjacent property owner(s). Any work performed in the right-of-way or any public drainage easement will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);*
 - 6) **revision of the plat to label the lot with its size in square feet, or placement of a table on the plat with the same information;**
 - 7) **placement of a note on the plat stating that maintenance of all common areas and detention areas is the responsibility of the property owners; and,**
 - 8) **placement of a note on the plat stating that the approval of all applicable federal, state, and local agencies is required for endangered or threatened species prior to the issuance of any permits or land disturbance activities, as depicted on the preliminary 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 (1) 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: Clark, Geer, Latham

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

Springhill Mobile Partners, LLC
5400 Riverside Dr., Ste 203
Macon, GA 31210

Re: Case #ZON2010-02874 (Planned Unit Development)

University Crossing Subdivision

112 South University Boulevard

(West side of South University Boulevard, 750' South of Old Shell Road, extending to the Northern termini of Barbara Mitchell Drive East, General Bullard Avenue, and Westfield Avenue, extending to the East side of Long Street 900'± South of Old Shell Road).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site along with shared access between three lots.

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site along with shared access between three lots.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) limited to the revised site plan, including limiting Lot 5 to one curb-cut onto University Boulevard – future development of the out parcels will require new PUD applications to amend the existing PUD;**
- 2) adherence to the Traffic Impact Study, and acceptance of the work by Traffic Engineering and Urban Development;**
- 3) placement of Urban Forestry comments as a note on the site plan, as depicted on the preliminary plat: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64..***

Preservation status is to be given to the 60" Live Oak Tree located on the East side of Lot 3. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);

- 4) lighting of the parking area and site must comply with Sections 64-4.A.2 and 64-6.A.3.C of the Zoning Ordinance;
- 5) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval;
- 6) completion of the Subdivision process; and,
- 7) 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: Clark, Geer, Latham