

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 20, 2009

Roberts Brothers CPM  
Attn: B.T. Roberts  
3664 Dauphin Street  
Mobile, Alabama 36608

**Re: Case #SUB2009-00008 (Subdivision)**  
**Providence/Coley Subdivision, Resubdivision of a Portion of Lot 2**  
901 Somerby Drive  
(Southeast corner of Somerby Drive and Cody Road South).  
3 Lots / 43.1± Acres

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

At its meeting on February 19, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that Lot 1 is denied direct access to Cody Road and limited to one curb cut to Somerby Drive, Lot 2 is denied direct access to Cody Road and is limited to four curb cuts to Somerby Drive, and Lot 3 is limited to two curb cuts to Cody Road, with the sizes, designs and locations to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 2) **placement of a note on the final plat stating that no development is allowed within any easement;**
- 3) **placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;**
- 4) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 5) **provision of a Traffic Impact Study meeting ITE standards, to be reviewed and accepted by Urban Development Department and City of Mobile Traffic Engineering prior to signing 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.

**Providence/Coley Subdivision, Resubdivision of a Portion of Lot 2**

**February 20, 2009**

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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](mailto: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: Rester and Coleman Engineers, Inc.

David R. Coley III

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 20, 2009

Roberts Brothers CPM  
Attn: B.T. Roberts  
3664 Dauphin Street  
Mobile, Alabama 36608

**Re: Case #ZON2009-00216 (Planned Unit Development)**  
**Providence/Coley Subdivision, Resubdivision of a Portion of Lot 2**  
901 Somerby Drive  
(Southeast corner of Somerby Drive and Cody Road South).  
Planned Unit Development Approval to allow sixteen apartment buildings and a clubhouse, twelve parking garages, and a maintenance building on a single building site.

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

At its meeting on February 19, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow sixteen apartment buildings and a clubhouse, twelve parking garages, and a maintenance building on a single building site.

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

- 1) **placement of a note on the site plan stating that Planned Unit Development is site plan specific; therefore any future changes (parking, structure expansion, etc.,) must be resubmitted for Planned Unit Development review, and be approved through the planning process;**
- 2) **provision of buffering, in compliance with Section 64-4.D of the Zoning Ordinance, where the site abuts residentially zoned property;**
- 3) **placement of a note on the site plan stating that lighting of parking facilities will comply with Section 64-6.A.3.c of the Zoning Ordinance;**
- 4) **placement of a note on the site plan stating that dumpsters will be completely screened from view;**
- 5) **provision of a sidewalk along Somerby Drive and Cody Road;**
- 6) **placement of a note on the site plan stating that no development is allowed within any easement;**

- 7) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;**
- 8) placement of a note on the site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 9) submission of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities; and**
- 10) provision of a Traffic Impact Study meeting ITE standards, to be reviewed and accepted by Urban Development Department and City of Mobile Traffic Engineering prior to signing the final subdivision 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: Rester and Coleman Engineers, Inc.

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February 20, 2009

Roberts Brothers CPM  
Attn: B.T. Roberts  
3664 Dauphin Street  
Mobile, Alabama 36608

**Re: Case #ZON2009-00217 (Rezoning)**  
**Roberts Brothers CPM**  
901 Somerby Drive  
(Southeast corner of Somerby Drive and Cody Road South).  
Rezoning from R-1, Single-Family Residential, to R-3, Multiple-Family Residential, to allow the construction of a 384-unit apartment complex.

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

At its meeting on February 19, 2009, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to R-3, Multiple-Family Residential, to allow the construction of a 384-unit apartment complex.

After discussion, it was decided to recommend the approval of this change in zoning subject to the following conditions:

- 1) completion of the subdivision process;**
- 2) development limited to an approved Planned Unit Development site plan;**  
**and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$219.55. 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.

**Roberts Brothers CPM**

**February 20, 2009**

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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.