

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 3, 2007

Sierra Development  
5400 Riverside Drive, Suite 203  
Macon, GA 31210

**Re: Case #ZON2007-01868 (Planned Unit Development)  
University Crossing Subdivision**

West side of South University Boulevard, ¼ mile  $\pm$  South of Old Shell Road, extending to the North termini of General Bullard Avenue and Westfield Avenue, and extending to the East side of Long Street, 900'  $\pm$  South of Old Shell Road. Planned Unit Development Approval for multiple buildings on a single building site.

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

At its meeting on August 2, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to holdover this plan until the September 6<sup>th</sup> meeting, with revisions and additional information due by August 14<sup>th</sup>, so that the following items can be addressed:

- 1) provision of a Traffic Impact Study (TIS), per the request of Traffic Engineering;**
- 2) revision of the site plan to relocate the entrance of the proposed apartment complex development in order to reduce turning movement conflicts in the center turn lane of University Boulevard, if warranted by TIS;**
- 3) revision of the site plan to provide a second point of ingress/egress for the proposed apartment complex; and**
- 4) revision of the site plan to minimize the number of curb-cuts for the overall site, so that proposed Lots 1 – 4 potentially are accessed via the entry drives associated with the apartment complex development, rather than directly onto University Boulevard.**

**University Crossing Subdivision**  
**August 3, 2007**  
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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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 3, 2007

Sierra Development  
5400 Riverside Drive, Suite 203  
Macon, GA 31210

**Re: Case #ZON2007-01867 (Rezoning)**

**Sierra Development**

West side of South University Boulevard, 750'  $\pm$  South of Old Shell Road, extending to the North termini of Barbara Mitchell Drive East, General Bullard Avenue, and Westfield Avenue, and extending to the East side of Long Street, 900'  $\pm$  South of Old Shell Road.

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

At its meeting on August 2, 2007, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, B-2, Neighborhood Business District, and B-3, Community Business District, to B-1, Buffer Business District and B-3, Community Business District, to eliminate split zoning in a commercial subdivision and to allow an apartment complex, and unspecified commercial use.

After discussion, it was decided to holdover this change in zoning until the September 6, 2007 meeting for the following reason:

- 1) so that concerns regarding the Planned Unit Development and Subdivision can be addressed.**

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**

August 3, 2007

Sierra Development  
5400 Riverside Drive, Suite 203  
Macon, GA 31210

**Re: Case #SUB2007-00182 (Subdivision)**

**University Crossing Subdivision**

West side of South University Boulevard, 750'± South of Old Shell Road,  
extending to the North termini of Barbara Mitchell Drive East, General Bullard  
Avenue, and Westfield Avenue, and extending to the East side of Long Street,  
900'± South of Old Shell Road.  
5 Lots / 17.5± Acres

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

At its meeting on August 2, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the September 6, 2007 meeting for the following reasons:

- 1) revision of the plat to relocate the primary frontage of proposed Lot 5 in order to reduce turning movement conflicts in the center turn lane of University Boulevard, if warranted by the Traffic Impact Study requested by Traffic Engineering;**
- 2) revision of the plat to provide a second point of frontage onto University Boulevard for the proposed Lot 5; and**
- 3) revision of the plat to minimize the number of curb-cuts for the overall site, so that proposed Lots 1 – 4 potentially are accessed via the entry drives associated with Lot 5, rather than directly onto University Boulevard.**

**University Crossing Subdivision**  
**August 3, 2007**  
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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: Ragan-Smith-Associates, Inc.  
University of South Alabama Foundation