

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 11, 2008

International Service Group, Inc.  
101 North Hoyle Avenue  
Bay Minette, AL 36507

**Re: Case #SUB2008-00137 (Subdivision)**  
**Overlook Apartments Subdivision**  
1408 Cody Road North  
(Southeast corner of Cody Road North and Overlook Road, extending to the  
North side of Victor Road, 630'± East of Cody Road North).  
1 Lot / 17.1± Acres

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

At its meeting on July 10, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the submission and approval of a Traffic Impact Study (TIS) by Urban Development and Traffic Engineering prior to the sign of the Final Plat;**
- 2) dedication of sufficient right-of-way to provide a minimum of 50' from centerline of Cody Road;**
- 3) placement of a note on the final plat stating that the lot is limited to one, curb-cut onto Cody Road North, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards; and**
- 4) revision of the Final Plat to label the lot with its size in square feet.**

Please note that a revised PUD site plan reflecting right-of-way dedication and PUD conditions of approval will be required 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.

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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**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying Engineering-Land Surveying

**MOBILE CITY PLANNING COMMISSION  
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July 11, 2008

International Service Group, Inc.  
101 North Hoyle Avenue  
Bay Minette, AL 36507

**Re: Case#ZON2008-01586 (Planned Unit Development)**  
**Overlook Apartments Subdivision**  
1408 Cody Road North  
(Southeast corner of Cody Road North and Overlook Road, extending to the  
North side of Victor Road, 630'± East of Cody Road North).  
Planned Unit Development Approval to allow eleven buildings, with a total of  
240 apartments, and a clubhouse building on a single building site.

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

At its meeting on July 10, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow eleven buildings, with a total of 240 apartments, and a clubhouse 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 PUD approval is site plan specific, and that any changes to the site plan, will require a new application to the Planning Commission;**
- 2) **revision of the site plan to depict parking area buffering as an 8-foot high wooden privacy fence;**
- 3) **revision of the site plan to place the requirements of Section 64-6.A.3.c., *Lighting*, as a note on the site plan: “If parking areas contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.”**
- 4) **revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance;**
- 5) **revision of the site plan to depict a storm water detention area for the proposed parking area, if required; and**

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**6) full compliance with all other 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**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

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July 11, 2008

International Service Group, Inc.  
101 North Hoyle Avenue  
Bay Minette, AL 36507

**Re: Case #ZON2008-01585 (Rezoning)**  
**International Service Group, Inc.**

1408 Cody Road North

(Southeast corner of Cody Road North and Overlook Road, extending to the North side of Victor Road, 630'± East of Cody Road North).

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to R-3, Multiple-Family Residential District, to allow a residential apartment complex.

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

At its meeting on July 10, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to R-3, Multiple-Family Residential District, to allow a residential apartment complex.

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

- 1) dedication of sufficient right-of-way to provide a minimum of 50' from centerline of Cody Road;**
- 2) the provision of an 8-foot high wooden privacy fence, where the site abuts R-1, Single-Family Residential; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$184.60. 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.

**International Service Group, Inc.**  
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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**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning