

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2008

The Village of Midtown LLC
2063 Bragg Avenue
Mobile, AL 36617

Re: Case #SUB2008-00215 (Subdivision)
The Village at Midtown Subdivision
2063 Bragg Avenue
(East side of Stanton Road, 270'± South of Pleasant Avenue).
1 Lot / 16.9± Acres

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

At its meeting on October 16, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of all common areas, and placement of a note on the site plan and plat stating that maintenance of common and detention common areas is the responsibility of the property owners;**
- 2) **depiction and labeling of the minimum building setback line from all street frontages;**
- 3) **completion of the vacation process prior to the signing of the Final Plat;**
- 4) **full compliance with Urban Forestry comments, and placement of the comments as a note on the site plan and 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 all 50" and larger trees that may occur within the development, not otherwise identified. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger*);**
- 5) **placement of a note on the site plan and plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 6) **submission and completion of the Traffic Impact Study prior to the signing of the Final Plat;**

The Village at Midtown Subdivision
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- 7) the placement of a note on the Final Plat stating approval of the park access from this development must be approved by the City of Mobile Parks and Recreation Department;**
- 8) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat; and**
- 9) full compliance with all other municipal codes and ordinances.**

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.

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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Engineering Development Services LLC

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2008

The Village of Midtown LLC
2063 Bragg Avenue
Mobile, AL 36617

Re: Case #ZON2008-02357 (Planned Unit Development)

The Village at Midtown Subdivision

2063 Bragg Avenue

(East side of Stanton Road, 270'± South of Pleasant Avenue).

Planned Unit Development Approval to allow a 15-building, 324-unit apartment complex with associated accessory structures and parking garages on a single building site.

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

At its meeting on October 16, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow a 15-building, 324-unit apartment complex with associated accessory structures and parking garages on a single building site.

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

- 1) labeling of all common areas, and placement of a note on the site plan and plat stating that maintenance of common and detention common areas is the responsibility of the property owners;**
- 2) depiction and labeling of the minimum building setback line from all street frontages;**
- 3) completion of the vacation process prior to the signing of the Final Plat;**
- 4) full compliance with Urban Forestry comments, and placement of the comments as a note on the site plan and 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 all 50" and larger trees that may occur within the development, not otherwise identified. Any work on or under these trees are to be permitted and coordinated with Urban***

- Forestry; removal to be permitted only in the case of disease or impending danger);*
- 5) placement of a note on the site plan and plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
 - 6) submission and completion of the Traffic Impact Study prior to the signing of the Final Plat;
 - 7) the placement of a note on the Final Plat stating approval of the park access from this development must be approved by the City of Mobile Parks and Recreation Department;
 - 8) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat; and,
 - 9) 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