

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 8, 2008

Ferrari Capital Partners
6 A South Bancroft Street
Fairhope, Alabama 36532

Re: Case #ZON2007-02941 (Planned Unit Development)

Gates at the Palms Subdivision

South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.

Planned Unit Development Approval to allow seven apartment buildings (183 total units) and a clubhouse on a single building site.

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

At its meeting on February 7, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow seven apartment buildings (183 total units) and a clubhouse on a single building site.

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

- 1) developer will be responsible for intersection improvements at Knollwood and Southland Drive;**
- 2) the developer must also restripe a dedicated left turn for southbound traffic as well as the recommended northbound left turn lane; and**
- 3) detailed plans for improvements must be approved by Urban Development, Engineering and Traffic Engineering.**

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**

February 8, 2008

Ferrari Capital Partners
6 A South Bancroft Street
Fairhope, Alabama 36532

Re: Case #SUB2007-00341 (Subdivision)

Gates at the Palms Subdivision

South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.

1 Lot / 10.8± Acres

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

At its meeting on February 7, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) developer will be responsible for intersection improvements at Knollwood and Southland Drive;**
- 2) the developer must also restripe a dedicated left turn for southbound traffic as well as the recommended northbound left turn lane; and**
- 3) detailed plans for improvements must be approved by Urban Development, Engineering and Traffic Engineering.**

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 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.

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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: Engineering Development Services, LLC
Loupe Development, LLC