

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 16, 2004

Loupe Development, LLC
108 S. Claiborne St.
Mobile, AL 36602

Re: Case #ZON2004-01329 (Planned Unit Development)

D'Iberville Town Homes

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

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

At its meeting on July 15, 2004, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site for a residential, condominium, town-home complex with private streets and shared parking.

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

- 1) that Lot B, The Preserve Subdivision be recorded prior to the issuance of any building permits for the site;
- 2) that the marginal access roads and alleys simply be developed as internal circulation drives and comply with the Zoning Ordinance (minimum width of 24-feet for two-way traffic) and Traffic Engineering requirements;
- 3) that a minimum separation of eight-feet be provided between two-story buildings and no windows allowed on the flanking walls;
- 4) full compliance with the landscaping and tree planting requirements of the Zoning Ordinance;
- 5) the approval of all applicable federal, state and local agencies;
- 6) the provision of a sidewalk, plantings, benches and lighting along Southland Drive as stating in the application;
- 7) the provision of a buffer, in compliance with Section IV.D.1. where the site adjoins R-1, Single-Family Residential zoning; and
- 8) full compliance with all municipal codes and ordinances.

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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
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II