

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 18, 2005

The Mitchell Company, Inc.
Attn John Matherne
6324 Piccadilly Square Dr.
Mobile, AL 36609-5108

Re: Case #ZON2005-00516 (Planned Unit Development)
Forrest Cove Subdivision
South side of Moffett Road at the South terminus of Northview Drive.

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

At its meeting on March 17, 2005, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lots widths and sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.

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

- 1) construction of Tulane Drive to city standards;**
- 2) the provision of a cul de sac at the East end of Tulane Drive;**
- 3) that no more than 100 lots be recorded with out providing a second point of access (connection between Moffett Road and Tulane Drive);**
- 4) the obtaining of all applicable federal, state and local approvals;**
- 5) certification that the stormwater detention system will accommodate the additional site coverage; and**
- 6) 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

cc: Mobile Area Water & Sewer Service