

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 20, 2005

The Mitchell Co., Inc.
Attn John Matherne
6324 Piccadilly Square Dr.
Mobile, AL 36609

**Re: Case #ZON2005-00998 (Planned Unit Development)
Forest Cove Subdivision, Unit Three and Unit Four**

South side of Tulane Drive, 125'± East of Belle Wood Drive East, extending to the West side of Forest Dell Road, 725'± North of its South terminus.

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

At its meeting on May 19, 2005, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot 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) the obtaining of all applicable federal, state and local approvals;**
- 4) certification that the stormwater detention system will accommodate the additional site coverage; and**
- 5) full compliance with all 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

Victor McSwain, Secretary

By: /s/ Margaret Pappas, Deputy Director
Planning and Development

cc: Mobile Area Water and Sewer