

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 18, 2005

Rochester Place LLC
Attn Andrew M. Newton
P. O. Box 91064
Mobile, AL 36609

Re: Case #ZON2005-00227 (Planned Unit Development)
Rochester Place Subdivision, Revised Plat of
Northwest corner of Airport Boulevard and General Pershing Avenue (not open),
extending North and West to the South side of South Sunset Drive.

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

At its meeting on February 17, 2005, the Planning Commission considered for Planned Unit Development the site plan to amend the buffer requirement of a previously approved Planned Unit Development, private street, single-family residential subdivision.

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

- 1) compliance with the landscaping and tree planting requirements of the Ordinance;**
- 2) placement of a note on the final plat stating that if the gate ceases to operate, the road must be dedicated to the City;**
- 3) preservation of 53" Oak (any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger), as well as protection status for any existing trees that are located within the existing right-of-way (permits required from the Urban Forester for trimming or removal); and**
- 4) denial of direct access to Sunset Drive South.**

**Rochester Place Subdivision, Revised Plat of
February 18, 2005
Page 2**

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: William P. Costarides