MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION

July 16, 2004

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

Re: Case #ZON2004-01474 (Planned Unit Development)
The Oaks at Knollwood
Southeast corner of Southland Drive and Knollwood 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 A, The Preserve Subdivision be recorded prior to the issuance of any building permits for the site;**
2) **that the marginal access roads, minor streets 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) **full compliance with the landscaping and tree planting requirements of the Zoning Ordinance;**
4) **the provision of a sidewalk, plantings, benches and lighting along Southland Drive as stating in the application; 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/ Richard Olsen, Planner II