

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 22, 2005

Rester & Coleman Engineers, Inc.  
66 Midtown Park W.  
Mobile, AL 36606

**Re: Case #ZON2005-00810 (Planned Unit Development)**

**University Club Apartments Subdivision**

139 East Drive (East side of East Drive, 900'± South of Old Shell Road, extending to the West side of Long Street, 600'± South of Old Shell Road).

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

At its meeting on April 21, 2005, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) construction of Long Street to a standard approved by City Engineering;
- 2) full compliance with the landscaping and tree planting requirements of the Ordinance;
- 3) the provision of a sidewalk along the improved portion of Long Street;
- 4) the provision of an eight-foot wooden privacy fence, as well as a 10' buffer where the site adjoins R-1 zoning;
- 5) full compliance with all City Engineering Comments (provision of a 100' drainage easement along existing storm ditch [12 Mile Creek], provision of storm water detention for a 100 year flood, any work performed in the right of way will require a right of way permit);
- 6) full compliance with Traffic Engineering Comments (driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards, and widening of parking aisles to 24-feet for two-way traffic flow);
- 7) the approval of all applicable federal, state and local agencies;
- 8) full compliance with all municipal codes and ordinances;
- 9) the access to East Drive is limited to access for emergency vehicles only, and not for use by the residents or visitors; and

**University Club Apartments Subdivision**  
**April 22, 2005**  
**Page 2**

**10) the provision of a modified cul de sac or turn around at East Drive design to be approved by Urban Development and Traffic Engineering.**

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: Jack Jackson  
Parsons Steel, Inc.  
James Barnes