

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2003

Bay Side Properties
P. O. Box 190996
Mobile, AL 36619

Re: Case #ZON2003-02278

Bay Side Properties

4575 Higgins Road (South side of Higgins Road, 250'± East of Rangeline Service Road).

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

At its meeting on October 16, 2003, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-5, Office-Distribution, for professional offices and warehousing.

After discussion it was decided to recommended the approval of this change in zoning to the City Council subject to the following conditions:

- 1) **full compliance with the landscaping and tree planting requirements of the Ordinance;**
- 2) **that the 36" Live Oak located in the southeast corner be given preservation status (any work around, including trimming or removal of this, tree would require approval from the Mobile Planning Commission) and all work under the canopy of the tree be coordinated with Urban Forestry;**
- 3) **that the site be limited to one curb cut to Higgins Road, with the location and design to be approved by Traffic Engineering; and**
- 4) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$261.30. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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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