

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 20, 2002

Carpe Diem Coffee & Tea Co., Inc.
4072 Old Shell Road
Mobile, AL 36608

Re: Case #ZON2002-02293 (Planned Unit Development)
Carpe Diem Coffee & Tea Company, Inc.
4072 Old Shell Road (Northeast corner of Old Shell Road and Dilston Street).

Dear Applicant(s):

At its meeting on December 19, 2002, the Planning Commission considered for Planned Unit Development the site plan to amend a previous approval to allow use of upstairs room for reservations only.

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

- 1) subject to the executed parking agreement with Dr. Bodie for use of parking spaces across Dilston Lane;
- 2) provision of measures to prohibit parking in and along the Old Shell Road and Dilston Lane Rights-of-ways, to be coordinated with the Traffic Engineer and Urban Development Department;
- 3) the paved area adjacent to the accessory building to be used for employee parking only, and signed appropriately; and
- 4) provision of frontage trees along Old Shell Road, to be coordinated with the Urban Forester (to be installed after completion of the sidewalk project by the City of Mobile).

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, Planner II