

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2003

Crown Products
3107 Halls Mill Road
Mobile, AL 36606

Re: Case #ZON2003-01469

Crown Products

3107 Halls Mill Road (East side of Halls Mill Road, 30'± North of Fleetwood Drive North).

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

At its meeting on July 10, 2003, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval to allow the expansion of a distribution warehouse exceeding 40,000 square feet in a B-3, Community Business district.

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

- (1) the preservation of the 67" and 75" live oaks;
- (2) the number, location and design of all curb cuts to be approved by Traffic Engineering;
- (3) the provision of a buffer along the Northeast property line at such time the adjacent property is developed residentially;
- (4) compliance with parking requirements of the Ordinance, to be verified by the staff during the plan review process;
- (5) full compliance with Urban Forestry Comments (continuation of the protection for both the 68" and 72" Live Oak Trees; grades to stay at existing elevation under the 34" Live Oak Tree; all 24" and larger Live Oaks to be permitted by Urban Forestry for removal or trimming); and
- (6) full compliance with all municipal codes and ordinances.

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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