

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2003

Opus, Inc.
c/o Crown Products
3107 Halls Mill Road
Mobile, AL 36606

Re: Case #ZON2003-02187

Opus, Inc., c/o Crown Products

3107 Halls Mill Road (East side of Halls Mill Road, 300'± North of Fleetwood Drive North).

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

At its meeting on October 2, 2003, the Planning Commission considered for Planning Approval the site plan to amend a previously amended 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) subject to the Engineering Comments as follows--corrected flood zone information; compliance with minimum finished floor requirement for structures on any lot that is located within the Floodway, that Flood Zone AE and x-shaded be shown on each lot; compliance with all stormwater and flood control ordinances; and that any work performed in the right of way obtain a right of way permit;
- (2) full compliance with the Urban Forestry Comments as follows--property is to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64); continuation of the preservation status given to two existing Live Oaks, 68" and 74" (preservation status requires Mobile Planning Commission approval to remove); and that all work under the canopy of these two trees be permitted and coordinated with Urban Forestry;
- (3) the provision of a 25-foot wide buffer, exclusive of any easement(s), where the property adjoins residentially developed property;
- (4) that the site be limited to the one existing curb cut to Halls Mill Road;
- (5) approval of the circulation and layout of the additional parking; 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