

**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 #ZON2003-02188

Opus, Inc., c/o Crown Products

3107 Halls Mill Road (460'± East of Halls Mill Road, 330'± South of McVay Drive, extending to the Northeast side of Southern Oak Subdivision).

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

At its meeting on October 2, 2003, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, for the expansion of an existing office and warehouse distribution facility.

After discussion it was decided to recommend the approval of this change in zoning to the City Council 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 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 layout and circulation of the additional parking; and
- (6) full compliance with all municipal codes and ordinances.

Opus, Inc.
c/o Crown Products (Case #ZON2003-02188)
October 3, 2003
Page 2

The advertising fee for this application is \$360.75. 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.

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