

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 21, 2003

Patrick Robbins Flynn
4522 Kingswood Drive
Mobile, AL 36608

Re: Case #ZON2002-02742
Midtown Mini Storage, L.L.C.
Northeast corner of Old Shell Road and Hyland Avenue.

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

At its meeting on March 20, 2003, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- (1) that location of the entrance drive gate to be coordinated with the Urban Development Department Staff; if an agreement cannot be reached or there are substantive changes to the site layout the application will be brought back to the Planning Commission;
- (2) that the six-foot wooden privacy fence, located along the North property line be reduced to three-feet in height within 25-foot of the Hyland Avenue property line;
- (3) coordination with and approval by Urban Forestry for banking of the required trees along the alleyway;
- (4) that the existing curb cut to Hyland Avenue be closed and back filled;
- (5) provision of a sidewalk along Hyland Avenue; and
- (6) full compliance with all municipal codes and ordinances.

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