

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 18, 2003

Radcliff / Economy Marine Services, Inc.
P. O. Box 3064
Mobile, AL 36652

Re: Case #ZON2003-00862

Radcliff/Economy Marine Services, Inc.

115 Cochrane Causeway (West side of Cochrane Causeway, 160'± North of Dunlap Drive).

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

At its meeting on April 17, 2003, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and I-2, Heavy Industry, to I-2, Heavy Industry, to eliminate split zoning at an existing petroleum products storage 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) the approval of all necessary federal, state and local agencies prior to development;
- (2) provision of a buffer along the South property line, at such time the adjacent property is developed residentially;
- (3) full compliance with the landscaping and tree planting requirements of the Ordinance (frontage trees only for industrial property);
- (4) number, location and design of all curb cuts to be approved by Traffic Engineering; and
- (5) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$444.90. 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.

Radcliff / Economy Marine Services, Inc. (Case #ZON2003-00862)

April 18, 2003

Page 2

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