



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

SAMUEL L. JONES
MAYOR

951 Government
c/o Mark Rubin
5350 W. Hillsboro Blvd., Ste. B-104
Coconut Creek, FL 33073

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

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DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

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DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Re: Case #SUB2012-00087 (Subdivision)
951 Government Street Subdivision
951 Government Street
(West side of Marine Street, extending from Government Street to Church Street)
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer/Surveyor: Byrd Surveying
Council District 2

Dear Property Owner(s):

At its meeting on December 6, 2012, the Planning Commission denied the above referenced subdivision for the following reasons:

- 1) the recommended denial of the Zoning application;
- 2) the recommended denial of the Planning Approval application; and
- 3) the proposed subdivision would not be consistent with the mixed-use and residential vision of the site recommended by the findings of the New Plan for Mobile, adopted in January 2012

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By:

Richard Olsen
Deputy Director of Planning

cc: Benjamin P. Cummings
Mike Daniels
Byrd Surveying, Inc.



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GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Benjamin Cummings
Cummings Architecture Corporation
One Houston Street
Mobile, AL 36606

Re: Case #ZON2012-02096 (Planning Approval)
951 Government Street Subdivision
951 Government Street
(West side of Marine Street, extending from Government Street to Church Street)
Planning Approval to allow a self storage facility in a B-2, Neighborhood
Business District
Council District 2

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission considered for Planning Approval the site plan to allow a self storage facility in a B-2, Neighborhood Business District.

After discussion, it was decided to deny the above referenced Planning Approval for the following reasons:

- 1) the requested rezoning would not be consistent with the Government Street Zoning Study from 1984; and
- 2) the proposed use would not be consistent with the mixed-use and residential vision of the site recommended by the findings of the New Plan for Mobile, adopted in January 2012.

If you have any questions regarding this action, please call this office at 251-208-5895.

951 Government Street Subdivision

December 7, 2012

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

A handwritten signature in black ink, appearing to read "Richard L. Olsen". The signature is written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: 951 Government
Mike Daniels
Byrd Surveying Inc.



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MAYOR

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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

951 Government
c/o Mark Rubin
5350 W. Hillsboro Blvd., Ste. B-104
Coconut Creek, FL 33073

Re: Case #ZON2012-02095 (Rezoning)
Benjamin P Cummings
951 Government Street
(West side of Marine Street, extending from Government Street to Church Street)
Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business
District, to allow a self storage facility.
Council District 2

Dear Property Owner(s):

At its meeting on December 6, 2012, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to allow a self storage facility.

After discussion, it was decided to deny this request for change in zoning for the following reasons:

- 1) the applicant has not adequately shown that there are changing conditions in a particular area make a change in the Zoning Ordinance necessary and desirable;
- 2) the applicant has not adequately shown that there is a need to increase the number of sites available to business or industry;
- 3) the requested rezoning would not be consistent with the Government Street Zoning Study from 1984; and
- 4) the proposed use would not be consistent with the mixed-use and residential vision of the site recommended by the findings of the New Plan for Mobile, adopted in January 2012.

Benjamin P Cummings

December 7, 2012

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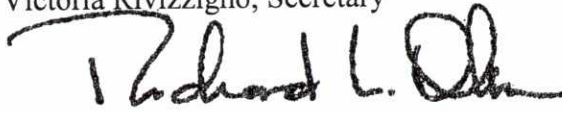
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

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Richard Olsen

Deputy Director of Planning

cc: Benjamin Cummings
Mike Daniels
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