



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 20, 2023

J. Casey Pipes
Helmsing Leach, P.C.
150 Government Street
Suite 2000
Mobile, Alabama 36602

Re: 2201, 2223,0& 2260 Halls Mill Road
ZON-UDC-002697-2023
Legendary Investment Ventures / Dismuke Transport, LLC
(J. Casey Pipes, Helmsing Leach, P.C., Agent)
District 3
Rezoning from Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3), to Office Distribution District (B-5).

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

At its meeting on November 16, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined that the following criteria prevail to support the rezoning request:

- A) Compatibility. The proposed amendment is compatible with:
 - The current development trends, if any, in the vicinity of the subject property;
 - Surrounding land uses;
 - Would not adversely impact neighboring properties; or
 - Cause a loss in property values.
- B) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- C) Change. Changed or changing conditions in the area make an amendment necessary and desirable.
- D) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

1. No access to Karagan Drive;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

The advertising fee for this application based on the current legal description is \$464.36. Upon receipt of this fee (*check made out to the "City of Mobile"*), 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

Ms. Jennifer Denson, Secretary

By: _____



Margaret Pappas
Deputy Director of Planning and Zoning