



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

January 4, 2013

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Alan & Karolyn Duncan
2317 Huffman Drive West
Mobile, Alabama 36693

Re: Case #ZON2012-02875

Alan & Karolyn Duncan

South side of Quill Drive, 360'± West of Azalea Road

Rezoning from R-1, Single-Family Residential District, to B-1, Buffer Business District to allow a commercial building

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-1, Buffer Business District to allow a commercial building.

After discussion, it was decided to deny this change in zoning to the City Council because the request failed to show that one or more of the following conditions prevail:

- 1) **there is a manifest error in the Ordinance;**
- 2) **changing conditions in a particular area make a change in the Ordinance necessary and desirable;**
- 3) **there is a need to increase the number of sites available to business or industry; or**
- 4) **the subdivision of land into building sites makes reclassification of the land necessary and desirable.**

Alan & Karolyn Duncan

January 4, 2013

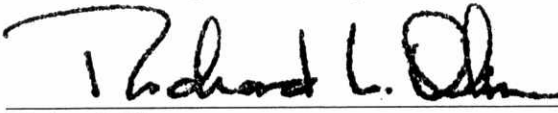
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If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen

Deputy Director of Planning

cc: A Peterson Company – Land Use Consulting