



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 21, 2019

Omar, Inc.
P.O. Box 143
Wilmer, AL 36587

Re: 3945 and 3949 Government Boulevard and 1251 Azalea Road
(Southeast corner of Government Boulevard and Azalea Road).
Council District 4
ZON-001236-2020
OMAR, Inc.
Rezoning from B-2 Neighborhood Business District to B-3, Community Business District.

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

At its meeting on April 16, 2020, the Planning Commission considered your request for a change in zoning from B-2 Neighborhood Business District to B-3, Community Business District.

After discussion, the Planning Commission approved the above based on the following findings:

- i. Change in conditions. Changed or changing conditions in a particular area, or in the planning region generally, make a change in the chapter necessary and desirable; and**
- ii. Increase in need for sites for business or industry. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.**

The recommendation of approval is subject to the following conditions:

- 1) Submittal of an original "Voluntary Conditions and Use Restrictions" form to be signed by the property owner and notarized, prohibiting those uses agreed to in the application; and**
- 2) full compliance with all other applicable municipal codes and ordinances.**

P.O. BOX 1827 • MOBILE, ALABAMA 36633-1827

OMAR, Inc. ZON-001236-2020

April 21, 2020

Once you have submitted your original Voluntary Conditions and Use Restrictions form, we will calculate the legal ad fee. Upon receipt of said fee, we will forward your application to the City Clerk's office to be scheduled for a public hearing with 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