

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 19, 2007

David Roberts
3664 Dauphin St.
Mobile, AL 36608

Re: Case #ZON2006-02684
David Roberts
201 South University Boulevard
(Southeast corner of South University Boulevard and Sunset Drive South).

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

At its meeting on January 18, 2007, 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 an insurance office.

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

- 1) no manifest error in the Zoning Ordinance has been shown;**
- 2) changing conditions have not been adequately documented to justify a change in zoning;**
- 3) a need to increase the number of commercial sites has not been demonstrated;**
- 4) no subdivision of land has occurred;**
- 5) the proposed commercial use would be located at a primary entrance to an existing residential subdivision, and would be across the street from existing single-family residences.**

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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