

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 19, 2006

Lee Olander  
3765 Moffett Rd  
Mobile, AL 36608

**Re: Case #ZON2006-00901 (Rezoning)**  
**Lee Olander**  
South side of Overlook Road, 215'± West of Moffett Road.

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

At its meeting on May 18, 2006, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a mini self-storage facility.

After discussion it was decided to recommend denial of this change in zoning for the following reasons:

- 1) the range of uses permitted within the B-2 zoning category are not compatible with the existing residential fabric;**
- 2) the rezoning would increase the rezoning and redevelopment pressure for the single-family residences located between the site and the one lot B-2 district to the West; and**
- 3) changing conditions within the area have not been identified to justify a change in the Ordinance.**

You may, within 15 days of the Planning Commission's decision, make a written request to the City Clerk to appeal this decision to the City Council. However, the decision to hear the appeal is at the discretion of the City Council. Also, please be aware that a public hearing to consider the appeal, if held, will require additional public notification, and that the applicant is responsible for these advertising fees.

**Lee Olander**  
**May 19, 2006**  
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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: Margie R. McCaulla

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 19, 2006

Lee Olander  
3765 Moffett Rd.  
Mobile, AL 36618

**Re: Case #ZON2006-00910 (Planning Approval)**  
**Lee Olander**  
South side of Overlook Road, 215'± West of Moffett Road.

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

At its meeting on May 18, 2006, the Planning Commission considered for Planning Approval the site plan to allow a mini self-storage facility in a B-2, Neighborhood Business District.

After discussion it was decided to recommend denial of this plan for the following reason:

- 1) the rezoning of the site to B-2 would allow other uses less compatible with residential uses to the West and South of the site.**

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: Margie R. McCaulla

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 19, 2006

Lee Olander  
3765 Moffett Rd.  
Mobile, AL 36618

**Re: Case #ZON2006-00909 (Planned Unit Development)**  
**Lee Olander**  
South side of Overlook Road, 215'± West of Moffett Road.

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

At its meeting on May 18, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion it was decided to recommend denial of this plan for the following reasons:

- 4) the range of uses permitted within the B-2 zoning category are not compatible with the existing residential fabric;**
- 5) the rezoning would increase the rezoning and redevelopment pressure for the single-family residences located between the site and the one lot B-2 district to the West; and**
- 6) changing conditions within the area have not been identified to justify a change in the Ordinance.**

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: Margie R. McCaulla