

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2004

Storage Partners, LLC
150 Government Street
Mobile, AL 36602

Re: Case #ZON2004-01894
Storage Partners, LLC
1601 Gash Lane (West side of Gash Lane, 500'± North of Moffett Road).
Council District 1

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

At its meeting on October 7, 2004, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, to allow the expansion of an existing mini storage facility.

After discussion it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- (1) dedication of sufficient right-of-way to provide 25-feet from the centerline of Gash Lane;
- (2) denial of direct access to Gash Lane;
- (3) the provision of a 25' buffer strip along Gash Lane, as well as a 10' buffer strip, to be left in a natural vegetative state (with in-fill plantings as necessary) and an 8' privacy fence, adjacent to the residential lot on the West side of Gash Lane;
- (4) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (5) the submission and approval of a PUD application to the Planning Commission prior to the issuance of any permits; and
- (6) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$273.92. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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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
Victor McSwain, Secretary

By: /s/ Margaret Pappas, Planner II