



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 16, 2024

George Blankenship
Universal Property Investments
2814 Government Boulevard
Mobile, Alabama 36606

Re: 2819 Government Boulevard
SUB-002998-2024
Mertz Court Subdivision, Block 1, Resubdivision of a Portion of Lot 27
George Blankenship
District 3
Subdivision of 1 lot, .90± acres

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

At its meeting on August 15, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.7. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths for both Government Boulevard and Thompson Drive North, as depicted on the preliminary plat;
2. Provision of a note on the Final Plat stating access to Thompson Drive North is denied;
3. Retention of the lot's size in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
4. Retention of the 25-foot minimum front yard setback along Government Boulevard;
5. Revision of the Final Plat to illustrate a 25-foot setback line along Thompson Drive North, or revision of the Final Plat to correctly label the 40-foot setback as depicted on the preliminary plat;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and
9. Compliance with all Fire Department comments noted in the staff report.

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After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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:



Bert Hoffman

Deputy Director of Long Range Planning