



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 17, 2025

Jason Linder
Linder Surveying
370 1st Street
Silas, Alabama 36919

Re: 2400 Airport Boulevard
SUB-003182-2024
Replat of Lot 1, Resubdivision of La Louisiana Plantation 2 Subdivision
Jason Linder, Linder Surveying
District 5
Subdivision of 1 lot, 0.87± acres

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

At its meeting on January 16, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths of Airport Boulevard and Pinehill Drive on the Final Plat;
2. Revision of the right-of-way width of Mount Island Drive East to 50 feet on the Final Plat;
3. Dedication of a 25-foot radius curve at the intersection of Airport Boulevard and Pinehill Drive;
4. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
5. Retention of the ten-foot (10') minimum building setback line along Airport Boulevard and Pinehill Drive, adjusted for any required dedication;
6. Revision of the plat to remove the minimum building setback line along the West boundary line;
7. Revision of the plat to illustrate the ten-foot (10') City park strip adjacent to the West boundary line and East of the Mount Island Drive East right-of-way;
8. Revision of the plat to remove the R.O.W. label from the R.O.W. / PROPERTY LINE label along the West property line;
9. Revision of the plat to remove the 45-foot (45') maximum building setback lines and the ten-foot (10') protection buffer lines;
10. Compliance with all Engineering comments noted in the staff report;
11. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
12. Compliance with all Urban Forestry comments noted in the staff report; and
13. Compliance with all Fire Department comments noted in the staff report.

SUB-003182-2024 Replat of Lot 1, Resubdivision of La Louisiana Plantation 2 Subdivision
January 17, 2025

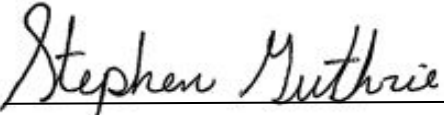
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash 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: 

Stephen Guthrie
Deputy Director of Planning and Zoning