



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 17, 2024

Natalie Durden
DSW Homes, LLC
5238 US Highway 90 W
Mobile, Alabama 36619

Re: 1451 Butler Street
SUB-002908-2024
Janice Lynum Subdivision
Natalie Durden, DSW Homes, LLC
District 1
Subdivision of 1 lot, 1.1± acres

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

At its meeting on May 16, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.C.3. and 6.C.1. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Provision of a subdivision plat in compliance with Section 5.A. of the Subdivision Regulations;
2. Revision of the Final Plat to illustrate Katy Street with compliant right-of-way and/or dedication sufficient to provide 25 feet from the centerline of Katy Street;
3. Provision of dedication sufficient to provide 30 feet from the centerline of Butler Street;
4. Provision of a label with the lot's size in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for dedication;
5. Revision of the Final Plat to illustrate a minimum 5-foot front yard setback along all frontages, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-1 in the Urban sub-district, adjusted for any required dedication;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all 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:

A handwritten signature in black ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning