



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2024

John Friess
JWTC-Louisiana LLC
2469 Eslava Creek Parkway
Mobile, Alabama 36606

Re: 2216 Roosevelt Avenue
SUB-002989-2024
Eau-Clair Subdivision, Resubdivision of a Portion of Lots 11, 12 & 13
John Friess, JWTC-Louisiana, LLC
District 1
Subdivision of 1 lot, 0.20± acres

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

At its meeting on July 18, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way width of Roosevelt Avenue;
2. Retention of the 5-foot minimum building setback line along Roosevelt Avenue, adjusted to be measured from any required dedication;
3. Revision of the plat to remove the 5-foot building setback line along the side and rear property lines;
4. Retention of the lot size label on the Final Plat, revised to indicate the lot size after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

SUB-002989-2024 Eau-Clair Subdivision, Resubdivision of Parts of Lots 11, 12 & 13
July 19, 2024

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.

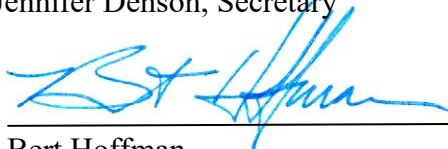
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Bert Hoffman
Deputy Director of Long Range Planning