



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 16, 2024

Keri Givens
Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 251 & 255 Saint Louis Street
SUB-003005-2024
G5 Parking Subdivision
Kari Givens, Byrd Surveying, Inc.
District 2
Subdivision of 1 lot, .48± 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 Sections 6.C.2.(b)(1) and 6.C.6. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the existing right-of-way along St. Louis Street;
2. Retention of the existing right-of-way along Joachim Street;
3. Depiction of the 12-foot maximum setback along both street frontages;
4. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
5. Placement of a note stating that at such a time that the property is redeveloped, the site is limited to one (1) curb cut with a maximum of 25-feet in width;
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;
9. Compliance with all Fire Department comments noted in the staff report; and
10. Completion of the Subdivision process prior to the application for permits.

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]

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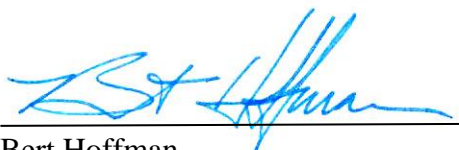
and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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