



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2024

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

Re: 603 South Broad Street and 650 & 652 South Jefferson Street
SUB-003147-2024
Parks Subdivision
Kari Givens, Byrd Surveying, Inc.
District 1
Subdivision of 1 lot, 2.0± acres

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

At its meeting on December 19, 2024, the Planning Commission considered the above referenced application.

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

1. Retention of all right-of-way widths on the Final Plat, as depicted on the preliminary plat;
2. Retention of the of the lot's size in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
3. Revision of the Final Plat to illustrate a 10-foot front yard setback along all street frontages, in compliance with Section 5.C.2.(i) of the Subdivision Regulations and Article 2, Section 64-2-14.E of the Unified Development Code;
4. Retention of a note on the Final Plat stating that no structure shall be constructed within any easement without permission from the easement holder;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the 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.

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,

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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 that reads "Stephen Guthrie". The signature is written in a cursive style and is positioned above a horizontal line.

Stephen Guthrie

Deputy Director of Planning and Zoning