



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 16, 2024

Daniel Clark
Smith, Clark and Associates, LLC.
30941 Mill Lane
Suite G
Box 258, Spanish Fort, Alabama 36527

Re: 200 & 208 Virginia Street, 211 & 850 Maryland Street, and 826 & 834 South Conception Street
SUB-003017-2024
Software Development Subdivision
Daniel Clark or Hunter Smith, Smith, Clark & Associates, LLC
District 2
Subdivision of 1 lot, 2.76± 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 Tentatively Approved the request, subject to the following conditions:

1. Retention of the 64-foot right-of-way width of South Conception Street on the Final Plat;
2. Revision of the Final Plat to illustrate a compliant 25-foot minimum building setback along South Conception Street, Interstate 10, and Virginia Street;
3. Retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the providing the same information;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and,
7. 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

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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.

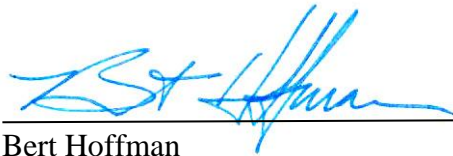
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Bert Hoffman
Deputy Director of Long Range Planning