



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 24, 2024

Melissa Burnett
BHL Federal
576 Azalea Road
Suite 124
Mobile, Alabama 36609

Re: 1065 Choctaw Street
SUB-002919-2024
Bixler's Extension to Preston's Subdivision
Melissa Burnett, BHL Federal
District 3
Subdivision of 1 lot, .20± acres

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

At its meeting on June 20, 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 existing right-of-way along Choctaw Street;
2. Provision of the lot size in both square feet and acres, or provision of a table on the Final Plat with the same information;
3. Retention of the 5-foot minimum front yard setback along Choctaw Street on the Final Plat;
4. Removal of the side and rear setback lines on the Final Plat;
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

SUB-002919-2024 Bixler's Extension to Preston's Subdivision
June 24, 2024


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: 

Margaret Pappas
Deputy Director of Planning and Zoning