



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 24, 2024

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

Re: 1810 Blackman Street
SUB-002926-2024
Duke's First Addition to Toulminville Subdivision, Resubdivision of Lot 11 & The North
21 Feet of Lot 13, Block 1
John Friess, JWTC-Louisiana, LLC
District 1
Subdivision of 1 lot, .18± 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 lot's size in both square feet and acres, or provision of a table on the Final Plat with the same information;
2. Retention of at least a five (5)-foot front yard setback along Blackman Street, as required by Section 64-2-5.E of the Unified Development Code;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report; and
6. 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, 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.

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The North 21 Feet of Lot 13, Block 1
June 24, 2024

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, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning