



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2024

Rob and Debbie Hayes  
3860 Timberline Way  
Vestavia, Alabama 35243

Re: 69 North Monterey Street  
SUB-003062-2024  
Alford Place Subdivision  
Rob & Debbie Hayes  
District 2  
Subdivision of 2 lots, 0.33± acres

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

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

After discussion the Planning Commission waived Sections 6.C.6. and 6.C.9.(a) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot sizes in both square feet and acres; or placement of a table on the Final Plat with the same information;
2. Retention of the right-of-way width for North Monterey Street as depicted on the preliminary plat;
3. Revision of the Final Plat to illustrate a minimum 50-foot right-of-way for Old Shell Road and dedication sufficient to provide 25 feet from the center line, or waiver of Section 6.B.2. of the Subdivision Regulations;
4. Revision of the Final Plat to illustrate a 25-foot corner radius for Lot 1 where Old Shell Road and North Monterey Street intersect, or approval of a waiver from Section 6.C.6. of the Subdivision Regulations;
5. Provision of a note on the Final Plat stating that the front yard building setback for Lot 1 and Lot 2 shall be in compliance with the setback provisions of the Historic District Overlay of Section 64-14- 1.C. of the Unified Development Code;
6. Compliance with all Engineering comments noted in the staff report;

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7. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and
9. 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](mailto: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  
Jennifer Denson, Secretary

By:



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Bert Hoffman  
Deputy Director of Long Range Planning