



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 21, 2025

Carleen Stout
The City of Mobile
Post Office Box 1827
Mobile, Alabama 36633

Re: 401 Civic Center Drive
SUB-003212-2025
Resubdivision of Mobile Civic Center Subdivision
Carleen Stout, City of Mobile
District 2
Subdivision of 3 lots, 20.06± acres

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

At its meeting on February 20, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.B.9., 6.C.6., 6.A.1.(a), and 9.F.4.(b) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict the existing minimum right-of-way to the centerline of Canal Street (or total right-of-way width), including dedication if necessary, to provide 60-feet from the centerline;
2. Retention of the rights-of-way for South Lawrence Street and Civic Center Drive;
3. Revision of the plat to depict the minimum existing right-of-way to the centerline of South Jackson Street and South Claiborne Street, including dedication if necessary, to provide 25-feet from the centerline;
4. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
5. Depiction of the 12-foot maximum setback along all street frontages;
6. Depiction of the 5-foot minimum setback for the secondary frontage of the T-3 portions of Lot 3;
7. Placement of a note stating that no structures are allowed in any easements without the permission of the easement holder;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report;
11. Compliance with all Fire Department comments noted in the staff report; and

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12. Completion of the Subdivision process prior to the application for permits.

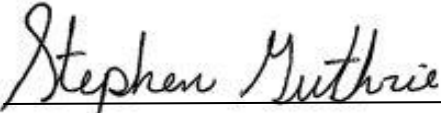
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash 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.

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: _____

Stephen Guthrie

Deputy Director of Planning and Zoning