



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2024

Terry Harbin
9140 Bellingham Court
Mobile, Alabama 36695

Re: 261 Rickarby Street
SUB-002990-2024
Woodcock Place Subdivision
Terry Harbin
District 2
Subdivision of 22 lots, 4.23± acres

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

At its meeting on July 18, 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 rights-of-way along all street frontages on the Final Plat;
2. Revision of the Final Plat to depict a minimum five-foot (5') front yard setback or retention of the proposed 25-foot (25') front setback;
3. Retention of the lot sizes in square feet and acres on the Final Plat or provision of a table on the Final Plat with the same information;
4. Removal of all side and rear yard setbacks from the Final Plat;
5. Depiction of all easements on the Final Plat;
6. Placement of a note of the Final Plat stating that no structures are allowed to encroach into an easement without the permission of the easement holder;
7. Removal of all existing structures on the subject site, with all necessary permits, prior to the signing of the Final Plat;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and
11. Compliance with all Fire Department comments noted in the staff report.

SUB-002990-2024 Woodcock Place Subdivision
July 19, 2024

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.

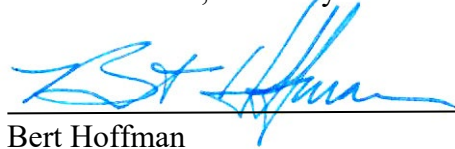
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Bert Hoffman

Deputy Director of Long Range Planning