



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2024

Kari Givens
Byrd Surveying, LLC
2609 Halls Mill Road
Mobile, Alabama 36606

Re: Northwest corner of Congress Street and North Claiborne Street, extending to the Northwest corner of North Claiborne Street and Adams Street, and to the North terminus of North Jackson Street.
SUB-003037-2024
La Maison at De Tonti Square Subdivision
Kari Givens, Byrd Surveying, Inc.
District 2
Subdivision of 11 lots, 2.2± 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.2.(b)(1) and 6.C.6. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the existing right-of-way along all street frontages;
2. Retention of the 12-foot maximum setback along all street frontages;
3. Provision of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
4. Placement of a note on the Final Plat identifying primary frontages for Lots 2 & 8;
5. Placement of a note on the Final Plat stating that Lot 8 is limited to one (1) curb cut to North Claiborne Street;
6. Placement of a note on the Final Plat stating that no structures are allowed in any easements without the permission of the easement holder;
7. Compliance with all Engineering comments noted in the staff report;

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8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report;
10. Compliance with all Fire Department comments noted in the staff report; and
11. 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
Jennifer Denson, Secretary

By:



Bert Hoffman
Deputy Director of Long Range Planning