



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2024

Edgar Russell Rouse, Jr
KD Tillmans Corner, LLC
3262 Old Shell Road
Suite C1
Mobile, Alabama 36607

Re: 4589 Hermitage Avenue & 5340 U.S. Highway 90 West
ZON-UDC-003001-2024
KD Tillmans Corner, LLC/ MS One, LLC
District 4
Pre-Zoning Request pursuant to Alabama Code 11-52-85 to pre-zone property to B-3,
Community Business Suburban District upon completion of the annexation process.

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 determined the following criteria prevail to support rezoning of the property to B-3, Community Business Suburban District:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and,
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- E) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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As such, the Planning Commission voted to recommend approval of rezoning the property to B-3, Community Business Suburban District, subject to the following conditions:

1. Compliance with Traffic Engineering comments noted in the staff report, amended as follows: *There is an existing traffic impact study for this site that was previously required by ALDOT. The improvements shown in the traffic impact study will be required. Speak to ALDOT, City of Mobile, and Mobile County about any additional requirements. Traffic control will need to be added for where the one-way section around the building shown on the site plan meets the two-way section. Driveway number, size, location, and design to be approved by City of Mobile Traffic Engineering, ALDOT (where applicable), and Mobile County (where applicable) and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.*
2. Full compliance with the Subdivision Regulations and all municipal codes and ordinances.

The advertising fee for this application based on the current legal description is **\$560.50**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

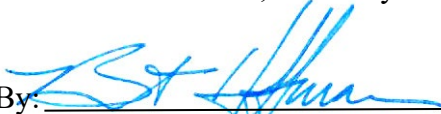
This is a pre-zoning of property proposed for annexation and therefore pursuant to Alabama Code § 11-52-85 it shall become effective upon the date the property is annexed into the corporate limits of the City of Mobile; provided that it shall be null and void as to any portion of the described property that is not annexed into the corporate limits of the City of Mobile within 180 days of the initiation of annexation proceedings as provided by law.

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