



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 24, 2024

Wesley Bumpers, PLS
Bumpers Land Surveying
P.O. Box 350
Jackson, Alabama 36545

Re: 1252 Adams Street
SUB-002958-2024
Ellis Heights Subdivision
Wesley Bumpers, Bumpers Land Surveying, LLC
District 2
Subdivision of 1 lot, .11± acres

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

At its meeting on June 20, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.2.b. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of rights-of-way for Calhoun Street and Adams Street as depicted on the preliminary plat;
2. Retention of dedication sufficient to provide compliant corner radius on the Final Plat;
3. Retention of the lot size in both square feet and acres, or provision of a table on the Final Plat providing the same information;
4. Revision of the Final Plat to illustrate a compliant 5-foot front setback along Calhoun Street and Adams Street, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-2 in the Urban sub-district;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. 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

SUB-002958-2024 Ellis Heights Subdivision
June 24, 2024

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:



Margaret Pappas
Deputy Director of Planning and Zoning