



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 19, 2022

Paul Davis  
756 St. Louis Street  
Mobile, Alabama, 36602

**Re:     269 North Dearborn Street**  
(Southwest corner of North Dearborn Street and Congress Street).  
Council District 2  
**SUB-002163-2022**  
**Miller Duplex Subdivision**  
**Number of Lots / Acres:** 1 Lot / 0.09± Acre  
**Engineer / Surveyor:** PCDA Architecture

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

At its meeting on September 15, 2022, the Planning Commission considered the above referenced Subdivision application.

**After discussion, the Planning Commission Tentatively Approved the request, with a waiver of Sections V.D.2. and V.D.9. of the Subdivision Regulations subject to the following conditions:**

- 1) **submittal of a plat in compliance with Section IV of the Subdivision Regulations of the City of Mobile;**
- 2) **placement of a note on the Final Plat stating that a twelve-foot (12') maximum building setback is required on the primary street frontage;**
- 3) **revision of the plat to label the lot with its size 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 stating that there is 75% maximum site coverage within a T4 Sub-district;**
- 5) **placement of a note on the Final Plat stating that any future development of the site will require Consolidated Review Committee (CRC) approval;**
- 6) **placement of a note on the Final Plat stating that the driveway width is limited to 10 feet within the front setback;**
- 7) **placement of a note on the Final Plat stating that each lot is limited to one curb cut per street frontage;**
- 8) **placement of a note on the Final Plat stating the Traffic Engineering comments: *(Site is limited to one driveway per street frontage with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);***
- 9) **compliance with the Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private***

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*properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*

- 10) compliance with the Fire Department comments:** *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings).*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org).

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