



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2024

Joe Collins
Middle Bay Land, LLC
210 S. Washington Avenue
Mobile, Alabama 36602

Re: 210 South Washington Avenue & 708 Canal Street
SUB-002790-2023
Hargrove Estates Subdivision, Resubdivision of Lot 1
Joe Collins
District 2
Subdivision of 1 lot, 0.91± acres

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

At its meeting on January 18, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section 6.C.2(b)(1) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the existing right-of-way along South Washington Avenue;
2. Depict that there is currently 60-feet from the subject site to the centerline of Canal Street;
3. Depiction of the 12-foot maximum setback;
4. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
5. Submittal of an application to the Consolidated Review Committee (CRC) to insure the parking area complies with DDD regulations and security of any additional approvals as may be necessary (such as variances) prior to the recording of the Final Plat;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report;
9. Compliance with all Fire Department comments noted in the staff report; and
10. Completion of the Subdivision process prior to the application for permits.

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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: 

Margaret Pappas
Deputy Director of Planning and Zoning