



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 20, 2023

William Lawler
Lawler and Company
Post Office Box 1135
Theodore, Alabama 36590

Re: 500 St. Louis Street
SUB-002506-2023
LDN & Partners, LLC Subdivision
William Lawler, Lawler and Company
District 2
Subdivision of 1 lot, 0.6± acre

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

At its meeting on June 15, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1. Waiver of Section 6.B.9. of the Subdivision Regulations, retention of all right-of-way widths as depicted on the preliminary plat;**
- 2. Illustration of the minimum and maximum setbacks allowed along the primary “A” Street frontage and secondary “B” Street frontage on the Final Plat;**
- 3. 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;**
- 4. Placement of a note on the Final Plat stating that St. Louis Street is the site’s primary frontage;**
- 5. Placement of a note on the Final Plat stating that the driveway width is limited to 25 feet within the frontage;**
- 6. Placement of a note on the Final Plat stating that the lot is limited to one curb cut per street frontage;**
- 7. Compliance with all Engineering comments noted in this staff report;**
- 8. Compliance with all Urban Forestry comments noted in this staff report; and,**
- 9. Compliance with all Fire Department comments noted in this staff report.**

SUB-002506-2023 500 St. Louis Street
June 20, 2023

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.

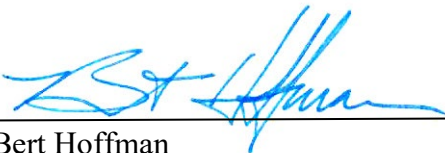
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Bert Hoffman

Deputy Director of Long-Range Planning