



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 6, 2023

Trevor McGill
RDGP, LLC
15110 Dallas Parkway
Dallas, Texas 75248

Re: 2660 & 2662 Spring Hill Avenue & 266 Mobile Street
SUB-002647-2023
RS Mobile Subdivision
Trevor McGill, RS Mobile, LLC
District 1
Subdivision of 2 lots, 3.35± acres

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

At its meeting on October 5, 2023, the Planning Commission considered the above referenced application.

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

1. Completion of the Rezoning process for proposed Lot B prior to signing the Final Plat;
2. 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, adjusted for dedication;
3. Dedication to provide 40-feet from the centerline along Mobile Street;
4. Dedication, if necessary, to illustrate a dimensioned curb radius in compliance with Section 6.C.6. of the Subdivision Regulations
5. Revision of all right-of-way widths on the preliminary plat for dedication, as appropriate;
6. Revision of the plat to illustrate a 5-foot minimum building setback line along Mobile Street for Lot A, adjusted for dedication;
7. Revision of the plat to illustrate a 10-foot minimum building setback line along Mobile Street and Spring Hill Avenue for Lot B, adjusted for dedication;
8. Revision of the plat to illustrate a 45-foot maximum building setback line along Mobile Street and Spring Hill Avenue for Lot B, adjusted for dedication;
9. Depiction of any and all easements on the subject site;
10. Placement of a note on the Final Plat stating that no structures are allowed in any easement without permission of the easement holder;
11. Provision of legal descriptions of both Lot A and Lot B;

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12. Compliance with all Engineering comments noted in the staff report;
13. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
14. Compliance with all Urban Forestry comments noted in the staff report; and,
15. Compliance with all Fire Department comments noted in the staff report.

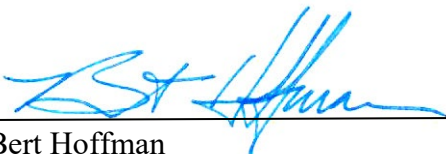
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash 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: 

Bert Hoffman
Deputy Director of Long Range Planning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 13, 2023

Trevor McGill
RDGP, LLC
15110 Dallas Parkway
Dallas, Texas 75248

Re: 2660 & 2662 Spring Hill Avenue & 266 Mobile Street
ZON-UDC-002634-2023
RS Mobile Subdivision
Trevor McGill, RS Mobile, LLC
District 1
Rezoning from Single-Family Residential Urban District (R-1) and Community Business Urban District (B-3), to Community Business Urban District (B-3).

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

At its meeting on October 5, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined that the following criteria prevail to support the rezoning request:

- A) Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C) Compatibility. Whether the proposed amendment is compatible with:
 - o The current development trends, if any, in the vicinity of the subject property;
 - o Surrounding land uses;
 - o Would adversely impact neighboring properties; or
 - o Cause a loss in property values.
- D) Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed

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October 13, 2023

request. As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report;
3. Submittal of a Traffic Impact Study to the Traffic Engineering Department prior to the Rezoning request being forwarded to City Council; and,
4. Full compliance with all municipal codes and ordinances.

The advertising fee for this application based on the current legal description is \$416.10. 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.

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