



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 25, 2024

Trae Corte
De Tonti Place, LLC
205 Fairhope Avenue
Suite D
Fairhope, Alabama 36532

Re: 916 Church Street
SUB-002855-2024
The Residences at Oakleigh Subdivision
Trae Corte
District 4
Subdivision of 7 lots, .07± acres

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

At its meeting on March 21, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.C.3., 6.C.6., and 6.C.2(b) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of rights-of-way along Church Street and Marine Street on the Final Plat;
2. Revision of the plat to remove the 5-foot front yard setback line along Church Street and Marine Street;
3. Placement of a note on the Final Plat stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the front yard dimensional standards for lots in the HDO;
4. Provision of the lot sizes in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
5. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
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; and,
9. Compliance with all Fire Department comments noted in the staff report.

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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