



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2023

Ken Kleban  
Kleban Properties, LLC  
1189 Post Road  
Fairfield, CT 06824

Re: 3851 Government Boulevard  
SUB-002734-2023  
The Pines at Heron Lakes Subdivision  
Ken Kleban, Kleban Properties, LLC  
District 4  
Subdivision of 82 lots, 18.76± acres

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

At its meeting on December 21, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.B.9. and 7.C.4. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Rezoning of the B-3 portion of the site, prior to signing of the Final Plat;
2. Revision of the plat to illustrate the remainder of the parent parcels as common areas within the subdivision;
3. Revision of the plat to provide names for each street;
4. Revision of the plat to depict 25-foot corner radii where Lots 8 and 20 abut the intersection of the proposed private street;
5. Revision of the plat to depict adequate turnaround diameters where each private street will terminate, as required by the City Engineer;
6. Revision of the plat to illustrate the applicable utility easements;
7. Placement of a note on the revised plat stating that the streets are privately maintained and that there shall be no public right-of-way, per Sections 9.D.1(b)(5) and 9.D.1(b)(7) of the Subdivision Regulations;
8. Placement of a note on the revised plat stating that if the private streets are ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the streets up to the prevailing standards shall be assessed to the property owner(s) at the time the private streets are dedicated, and that said assessment shall run with

- the land to any subsequent property owners, per Section 9.D.1(b)(9) of the Subdivision Regulations;
9. Provision and approval of the required private street legal document in compliance with Section 9.D.1(b)(8), prior to signing of the Final Plat;
  10. Revision of the plat to illustrate all lots will be at least 60 feet wide;
  11. Revision of the plat to provide the sizes of each lot in square feet and acres, adjusted for any lot width adjustments;
  12. Revision of the plat to illustrate the 25-foot minimum front yard setback on each lot;
  13. Revision of the plat to provide the size of the proposed common areas, in square feet and acres;
  14. Placement of a note on the revised plat stating that the maintenance of all common areas is the responsibility of the property owners and not the City of Mobile, in compliance with Section 2.A. of the Subdivision Regulations;
  15. Revision of the plat to correct the lot numbering;
  16. Compliance with all Engineering comments noted in the staff report;
  17. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
  18. Compliance with all Urban Forestry comments noted in the staff report; and,
  19. 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](mailto: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



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2023

Ken Kleban  
Kleban Properties, LLC  
1189 Post Road  
Fairfield, CT 06824

Re: 3851 Government Boulevard  
MOD-002739-2023  
The Pines at Heron Lakes Subdivision  
Ken Kleban, Kleban Properties, LLC  
District 4  
Modification of a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

At its meeting on December 21, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planned Unit Development Modification request:

- A. The request is consistent with all applicable requirements of this Chapter;
- B. The request is compatible with the character of the surrounding neighborhood;
- C. The request will not impede the orderly development and improvement of surrounding property;
- D. The request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- G. The request shall not be detrimental or endanger the public health, safety or general welfare.
- H. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Based on the above criteria, the Planning Commission voted to recommend Approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Revision of the site plans to provide names for each street;
2. Revision of the site plans to depict adequate turnaround diameters where each private street will terminate, as required by the City Engineer;
3. Revision of the site plans to illustrate the applicable utility easements;
4. Revision of the site plans to illustrate the 25-foot minimum front yard setback on each lot
5. Placement of a note on the revised site plans stating future development or redevelopment of the site may require additional modifications of the PUD and Planning Approval to be approved by the Planning Commission and City Council;
6. Compliance with all Engineering comments noted in the staff report;
7. Compliance with 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;
10. Submittal to and approval by Planning and Zoning of the revised Modified PUD and Planning Approval site plans prior to their recording in Probate Court, and provision of a copy of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
11. Full compliance with all municipal codes and ordinances.

**Please note that a revised legal description for the entire Planned Unit Development site is required in order to calculate the advertising fee for the application before it is forwarded to the City Clerk's office and subsequently 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: \_\_\_\_\_

  
Margaret Pappas

Deputy Director of Planning and Zoning



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2023

Ken Kleban  
Kleban Properties, LLC  
1189 Post Road  
Fairfield, CT 06824

Re: 3851 Government Boulevard  
MOD-002740-2023  
The Pines at Heron Lakes Subdivision  
Ken Kleban, Kleban Properties, LLC  
District 4  
Modification of a previously approved Planning Approval to allow the expansion of an existing country club in an R-1, Single-Family Residential Suburban District.

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

At its meeting on December 21, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planning Approval Modification request:

- A. The request is consistent with all applicable requirements of this Chapter;
- B. The request is compatible with the character of the surrounding neighborhood;
- C. The request will not impede the orderly development and improvement of surrounding property;
- D. The request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- G. The request shall not be detrimental or endanger the public health, safety or general welfare.
- H. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Based on the above criteria, the Planning Commission voted to recommend Approval of the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. Revision of the site plans to provide names for each street;
2. Revision of the site plans to depict adequate turnaround diameters where each private street will terminate, as required by the City Engineer;
3. Revision of the site plans to illustrate the applicable utility easements;
4. Revision of the site plans to illustrate the 25-foot minimum front yard setback on each lot
5. Placement of a note on the revised site plans stating future development or redevelopment of the site may require additional modifications of the PUD and Planning Approval to be approved by the Planning Commission and City Council;
6. Compliance with all Engineering comments noted in the staff report;
7. Compliance with 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;
10. Submittal to and approval by Planning and Zoning of the revised Modified PUD and Planning Approval site plans prior to their recording in Probate Court, and provision of a copy of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
11. Full compliance with all municipal codes and ordinances.

**Please note that a revised legal description for the entire Planning Approval site is required in order to calculate the advertising fee for the application before it is forwarded to the City Clerk's office and subsequently 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

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Margaret Pappas

Deputy Director of Planning and Zoning