



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 19, 2024

Newton Cromer, Chairman
West Mobile Masonic Temple
7241 Pine Court
Saraland, Alabama 36571

Re: 431 Azalea Road
West Mobile Masonic Temple Subdivision, Resubdivision of Lot 1
SUB-002887-2024
Newton Cromer
District 5
Subdivision of 2 lots, 1.85± acres

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

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

After discussion, the Planning Commission waived Sections 6.C.2(a)1., 6.C.4., and 6.C.8. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict a minimum of 50-feet from the front property line to the centerline of Azalea Road;
2. Retention of the lot sizes in both square feet and acre on the Final Plat, or provision of a table on the Final Plat with the same information;
3. Revision of the plat to illustrate and label the 25-foot minimum front yard setback for Lot 1 only;
4. Retention of all easements depicted on the preliminary plat;
5. Retention of a note on the Final Plat stating no structure shall 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