



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 8, 2022

Brett Orrell  
Polysurveying, LLC  
5588 Jackson Road  
Mobile, Alabama 36619

**Re: 3959 Wimbledon Park**  
(South side of Wimbledon Park, 210'± West of South McGregor Avenue).  
Council District 5  
**SUB-001991-2022 (Subdivision)**  
**Wimbledon Park Subdivision, Replat of Lot 9**  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying

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

At its meeting on April 7, 2022, the Planning Commission considered the above referenced Subdivision application.

**After discussion, with a waiver of Section V.D.2. and V.D.9. of the Subdivision Regulations, the Planning Commission Tentatively Approved the application, subject to the following conditions:**

- 1) Retention of the right-of-way along Wimbledon Park on the Final Plat;
- 2) Provision of the size of the lot in square feet and acres on the Final Plat, or provision of a table on the Plat with the same information;
- 3) Compliance with Engineering comments: (**FINAL PLAT COMMENTS** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e., signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. C. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. E. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the

**SUB-001991-2022 WIMBLEDON PARK SUBDIVISION**

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*responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. F. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. G. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*

- 4) Placement of a note on the plat stating Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.)
- 5) Compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);
- 6) Compliance with Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);
- 7) Provision of a revised PUD site plan, as appropriate, prior to signing of the Final Plat; and,
- 8) Full compliance with all other municipal codes and ordinances.

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](mailto:planning@cityofmobile.org).

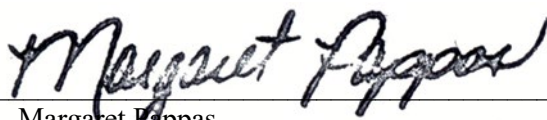
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas  
Deputy Director of Planning and Zoning



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**Re: 3959 Wimbledon Park**

(South side of Wimbledon Park, 210'± West of South McGregor Avenue).  
Council District 5

**PUD-001992-2022 (Planned Unit Development)**

**Wimbledon Park, Lot 9**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced setbacks and increased site coverage.

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

At its meeting on April 7, 2022, the Planning Commission considered the above referenced Planned Unit Development.

**After discussion, the Planning Commission determined the following Findings of Fact for Approval:**

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development) in that it maintains the concept of the innovative subdivision of the overall development;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), which is achieved by allowing a smaller lot size with reduced setbacks and greater site coverage;
- c. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment) by limiting the impact of further development of the site to a use whose impact on the land is less demanding of resources than denser multi-family developments;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land) by limiting impact of the development to existing, developed land where no additional clearing or alteration of the landscape is required;

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- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there will be little new development within the open space of the site; and,
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the development is already served by public services and utilities and should not increase the need for such services beyond what the site has required.

**The Approval is subject to the following conditions:**

- 1) **Completion of the Subdivision process prior to the issuance of a Certificate of Occupancy; and,**
- 2) **Full compliance with all other municipal codes and ordinances.**

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

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