



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 11, 2022

Philip Quinley
3520 Spanish Alley
Mobile, Alabama 36693

Re: 3520 Spanish Alley
(North terminus of Spanish Alley, between Halls Mill Creek and Riviere du Chien Road).
Council District 4
SUB-002198-2022 (Subdivision)
Sunset Creek Subdivision
Number of Lots / Acres: 3 Lots / 7.5± Acres
Engineer / Surveyor: Rowe Engineering & Surveying

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

At its meeting on October 6, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission Denied the request, due to the following:

- 1) A plat as required by Section IV.A. of the Subdivision Regulations was not submitted for staff review;**
- 2) The proposed Subdivision configuration would result in two of the three proposed lots having sub-standard street frontage; and**
- 3) The proposed Subdivision configuration would eliminate a compliant turn-around for public works and emergency vehicles.**

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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Philip Quinley
3520 Spanish Alley
Mobile, Alabama 36693

Re: 3520 Spanish Alley
(North terminus of Spanish Alley, between Halls Mill Creek and Riviere du Chien Road).
Council District 4
PUD-002214-2022 (Planned Unit Development)
Sunset Creek Subdivision
Planned Unit Development Approval to allow a gated, private street single-family residential subdivision.

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

At its meeting on October 6, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission determined the following Finding of Fact for Denial:

- a. the proposal does not promote the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because the proposed configuration would result in the loss of a complaint turn-around for public works and emergency vehicles.

It is recommended that the Police Department be contacted (251-208-9000 or mpdcyber@cityofmobile.org) to see if Project Shield may provide some relief from safety concerns expressed during the meeting.

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