



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 20, 2023

Zeke Hudson
Rowe Engineering & Surveying
3502 Laughlin Drive
Suite B
Mobile, Alabama 36693

**Re: 258 North Hamilton Street and 263 North Franklin Street
SUB-002482-2023**

Hampton Park at Downtown North Subdivision
Kim Knowles, Knowles Development Group, Inc.
District 2
Subdivision of 2 lots, 0.2± acres

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

At its meeting on June 15, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1. Retention of all right-of-way widths as depicted on the preliminary plat;**
- 2. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 3. Placement of a note on the Final Plat stating that Lots 1 and 2 are allowed one (1) curb-cut each to North Franklin Street;**
- 4. Compliance with all Engineering comments noted in this staff report;**
- 5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;**
- 6. Compliance with all Urban Forestry comments noted in this staff report; and,**
- 7. Compliance with all Fire Department comments noted in this staff report.**

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.

SUB-002482-2023 Hampton Park at Downtown North Subdivision
June 20, 2023

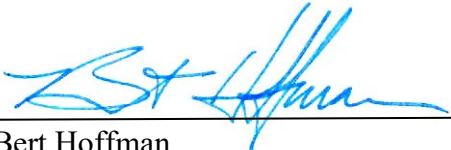
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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: 

Bert Hoffman
Deputy Director of Long-Range Planning



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 20, 2023

Zeke Hudson
Rowe Engineering & Surveying
3502 Laughlin Drive
Suite B
Mobile, Alabama 36693

**Re: 258 North Hamilton Street and 263 North Franklin Street
ZON-UDC-002527-2023**

Hampton Park at Downtown North Subdivision
Kim Knowles, Knowles Development Group, Inc.
District 2

Rezoning from T-4, a mixed-use district of low intensity and T-5.1, a mixed-use district of medium intensity to T-4, a mixed-use district of low intensity in the Downtown Development District.

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

At its meeting on June 15, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined that the following criteria prevail to support the Regulating Plan amendment request:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;**
- B) Mistake. There was a mistake or error in the original Regulating Plan;**
- C) Compatibility. The proposed amendment is compatible with:**
 - **The current development trends in the vicinity of the subject property;**
 - **Surrounding land uses;**
 - **Neighboring properties; and**
 - **Maintaining property values.**
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare;**
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment;**

- F) Change. Changing conditions in a particular area make an amendment necessary and desirable; and**
- G) Benefits Consideration. The amendment will be in the City's and the larger community's best interests.**

As such, the Planning Commission voted to recommend Approval of the Regulating Plan amendment to the City Council, subject to the following conditions:

- 1. Completion of the Subdivision process;**
- 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,**
- 3. Full compliance with all municipal codes and ordinances.**

The advertising fee for this application based on the current legal description is \$394.06. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled 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: _____


Bert Hoffman
Deputy Director of Long-Range Planning