



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 2, 2023

Jay Broughton
Overstreet & Associates, PLLC
1026 Stanton Road
Suite B
Daphne, Alabama 36526

Re: 7701, 7705, 7709, 7621, and 7631 Old Government Street Road
SUB-002495-2023

Tate Property Subdivision
Amanda Crose, D.R. Horton
District 6
Subdivision of 27 lots, 24.4± acres

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

At its meeting on June 1, 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) Relabel "Lot 14" to be "Common Area";
- 4) Placement of a note stating that maintenance of the Common Area is the responsibility of the property owners and not the City of Mobile;
- 5) Either completion of the vacation of the easement on Lot 27, or retention of the easement with placement of a note stating that no structures are allowed to be erected in any easement without the easement holder's permission;
- 6) Compliance with all Engineering comments noted in this staff report;
- 7) Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
- 8) Compliance with all Urban Forestry comments noted in this staff report; and,
- 9) Compliance with all Fire Department comments noted in this staff report.

SUB-002495-2023 Tate Properties Subdivision
June 2, 2023

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.

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 Rappas

Deputy Director of Planning and Zoning



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Jay Broughton
Overstreet & Associates, PLLC
1026 Stanton Road
Suite B
Daphne, Alabama 36526

Re:

7701, 7705, 7709, 7621, and 7631 Old Government Street Road
ZON-UDC-002502-2023

Tate Property Subdivision
Amanda Crose, D.R. Horton
District 6
Subdivision of 27 lots, 24.4± acres

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

At its meeting on June 1, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission recommended approval of the rezoning to the City Council, due to the following justifications:

- **Consistency.** The proposed amendment is consistent with the Comprehensive Plan.
- **Compatibility.** The proposed amendment is compatible with:
 - The current development trends in the vicinity of the subject property;
 - Surrounding land uses;
 - Would not adversely impact neighboring properties; or
 - Would not cause a loss in property values.
- **Capacity.** The infrastructure is in place to accommodate the proposed amendment.
- **Benefits Consideration.** In consideration of the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

The recommendation of approval is 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 \$364.04. 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.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Margaret Rappas
Deputy Director of Planning and Zoning