



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 20, 2023

Merlin Miller
McCrary & Williams, Inc.
3207 International Drive
Suite G
Mobile, Alabama 36606

**Re: Southwest Corner of Monday Street and St. Madar Street, extending to the Northwest corner of Hercules Street and Monday Street
SUB-002505-2023**

The K's Cornerstone Subdivision
Georgia M. Hill
District 2

Subdivision of 2 lots, 0.6± acres, and Rezoning from Two-Family Residential Urban District (R-2) to Multi-Family Residential Urban District (R-3).

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 the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 2. Dedication of up to a 25-foot radius curve at the intersection of Monday Street and St. Madar Street, and at the intersection of Monday Street and Hercules Street, or as required by the City Engineer;**
- 3. Retention of all right-of-way widths as depicted on the preliminary plat;**
- 4. Retention of the 15-foot minimum building setback line along all street frontages on the Final Plat;**
- 5. Compliance with all Engineering comments noted in this staff report;**
- 6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;**
- 7. Compliance with all Urban Forestry comments noted in this staff report; and**
- 8. Compliance with all Fire Department comments noted in this staff report.**

SUB-002505-2023 500 The K's Cornerstone Subdivision
June 20, 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.

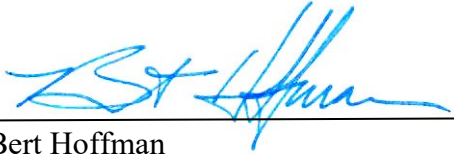
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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: 

Bert Hoffman
Deputy Director of Long-Range Planning



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Merlin Miller
McCrary & Williams, Inc.
3207 International Drive
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Mobile, Alabama 36606

Re: Southwest corner of Monday Street and St. Madar Street, extending to the Northwest corner of Hercules Street and Monday Street
ZON-UDC-002510-2023
The K's Cornerstone Subdivision
Georgia M. Hill
District 2
Rezoning from Two-Family Residential Urban District (R-2) to Multi-Family Residential Urban District (R-3).

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 rezoning request:

- **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;
 - Neighboring properties; and
 - Maintaining property values.
- **Capacity.** The infrastructure is in place to accommodate the proposed amendment; and
- **Benefits Consideration.** The proposal will be in the City's and the larger community's best interests.

**ZON-UDC-002510-2023 The Ks Cornerstone Subdivision
June 20, 2023**

As such, the Planning Commission voted to recommend Approval of the rezoning request 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 \$435.48. 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

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Bert Hoffman
Deputy Director of Long-Range Planning