



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2021

Bethel Engineering of Mobile  
Vince LaCoste  
3217 Executive Park  
Mobile, AL 36606

**Re: 3950 Wimbledon Park**

(Northwest corner of South McGregor Avenue and Wimbledon Park).

Council District 5

**SUB-001683-2021 (Subdivision)**

**Crane Subdivision**

**Number of Lots / Acres:** 1 Lot / 0.2± Acre

**Engineer / Surveyor:** Bethel Engineering of Mobile

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

At its meeting on July 15, 2021, the Planning Commission considered the above referenced Subdivision.

**With a waiver of Section V.D.9. of the Subdivision regulations, the Commission Tentatively Approved the subdivision request subject to the following conditions:**

- 1) Provision of a subdivision plat compliant with the Subdivision Regulations;**
- 2) Depiction of the right-of-way along Wimbledon Park on the Final Plat;**
- 3) 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;**
- 4) Compliance with Engineering comments: (A. *Provide all of the required information on the FINAL 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. Provide the Surveyor's and Owner's (notarized) signatures. C. 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. D. 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.*);**

**SUB-001683-2021 Crane Subdivision**  
**July 19, 2021**

- 5) **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.)*
- 6) **Compliance with the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 7) **Compliance with the 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.).*
- 8) **Provision of a revised PUD site plan, as appropriate, prior to signing of the Final Plat; and,**
- 9) **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, seven copies of the recorded plat (including map book and page 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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Council District 5

**PUD-001682-2021 (Planned Unit Development)**

**Crane Subdivision**

Planned Unit Development 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 July 15, 2021, the Planning Commission considered the above reference Planned Unit Development.

**The Commission found the following Findings of Fact for Approval for the Planned Unit Development:**

- 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 site;
- 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 reduced setbacks and increased 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;

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

- 1) Depiction of the right-of-way along Wimbledon Park on a revised site plan;**
- 2) Provision of the size of the lot in square feet and acres on the site plan, or provision of a table on the site plan with the same information;**
- 3) Depiction of all applicable setbacks on the site plan, or provision of a table with the same information;**
- 4) Depiction of the increased site coverage on the site plan, or provision of a table with the same information;**
- 5) Compliance with Engineering comments (1. Rename "SITE GRADING AND DRAINAGE NOTES:" heading to "PUD NOTES". 2. Retain PUD NOTES #A - #F as shown on the PUD SITE PLAN SHEET 1.);**
- 6) Placement of a note on the site plan stating Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 7) Compliance with the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and**
- 8) Compliance with the 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.);**
- 9) Provision of a revised PUD site plan, as appropriate, prior to signing of the Final Plat;**
- 10) Completion of the Subdivision process prior to the approval of any permits for land disturbing or construction; and,**
- 11) 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.

**PUD-001682-2021 Crane Subdivision**  
**July 19, 2021**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Ms. Jennifer Denson, Secretary

By:   
Margaret Pappas  
Deputy Director of Planning and Zoning