



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2024

John Friess  
JWTC-Louisiana LLC  
2469 Eslava Creek Parkway  
Mobile, Alabama 36606

Re: 109 Randolph Street  
SUB-002978-2024  
Crichton Subdivision, Resubdivision of Parts of Lots 7 & 8  
John Friess, JWTC-Louisiana, LLC  
District 1  
Subdivision of 1 lot, 0.11± acres

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

At its meeting on July 18, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.C.2(a)(1) and 6.C.2(b)(3) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the Randolph Street right-of-way as illustrated on the preliminary plat;
2. Retention of the lot's size in both square feet and acres, or provision of a table on the Final Plat providing the same information;
3. Retention of the labels illustrating 25-feet from the centerline of Randolph Street;
4. Revision of the Final Plat to illustrate a minimum 5-foot front setback along Randolph Street, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-1 in the Urban sub-district;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted

SUB-002978-2024 Crichton Subdivision, Resubdivision of Parts of Lots 7 & 8  
July 19, 2024

on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org). This procedure must be completed within one (1) year, or the Tentative Approval will expire.

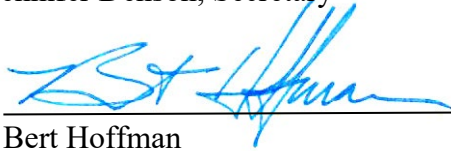
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Bert Hoffman  
Deputy Director of Long Range Planning