



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 21, 2024

St. Paul's Episcopal School
161 Dogwood Lane
Mobile, Alabama 36608

Re: 3957 & 3659 Old Shell Road, and 3669 College Lane
SUB-003092-2024
St. Paul's Episcopal Subdivision of Old Shell Road
St. Paul's Episcopal School
District 7
Subdivision of 2 lots, 4.23± acres

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

At its meeting on October 17, 2024, 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 right-of-way width of Old Shell Road on the Final Plat;
2. Dedication to provide 25 feet from the centerlines of Provident Lane, Loyola Lane, and College Lane, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved;
3. Revision of the plat to label the right-of-way widths of Provident Lane, Loyola Lane and College Lane after any required dedication;
4. Dedication to provide a 25-foot radius curve at the intersection of Old Shell Road and Provident Lane; the intersection of Provident Lane and Loyola Lane; and at the intersection of Old Shell Road and College Lane, per Section 6.C.6. of the Subdivision Regulations, or as approved by the City Engineer and the Traffic Engineering director;
5. Revision of the plat to illustrate the 25-foot minimum building setback line as measured from any required right-of-way dedication;
6. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;

SUB-003092-2024 St. Paul's Episcopal Subdivision of Old Shell Road
October 21, 2024

9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

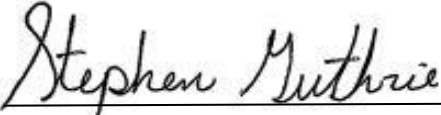
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to 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: 

Stephen Guthrie
Deputy Director of Planning and Zoning

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