



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 22, 2024

John G. Walton
Wolf Ridge Properties, LLP
Post Office Box 81222
Mobile, Alabama 36689

Re: East side of Wolf Ridge Road, 790'± South of Holleman Drive
SUB-003116-2024
Wolf Ridge Business Park Subdivision, Phase Two
John G. Walton, Wolf Ridge Properties, LLP
District 1
Subdivision of 1 lot, 10.5± acres

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

At its meeting on November 21, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate the minimum existing right-of-way and, if less than 100 feet, dedication to provide 50 feet from the centerline of Wolf Ridge Road;
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, adjusted for any required dedication;
3. Revision of the plat to illustrate a 25-foot front yard setback along Wolf Ridge Road, adjusted for any required dedication;
4. Revision of the plat to depict the easement facilitating cross access between the two sites;
5. Retention of the future development area, as illustrated and labeled on the preliminary plat;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. 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,

SUB-003116-2024 Wolf Ridge Business Park Subdivision , Phase Two
November 21, 2024

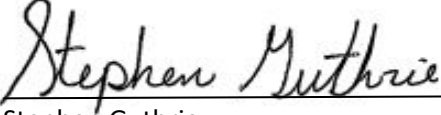
memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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