



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 21, 2025

Brad Crain
Polysurveying, Inc.
Post Office Box 8058
Mobile, Alabama 36689

Re: 135 Westfield Avenue
SUB-003205-2025
Resubdivision of Lot 4, Block B of Sunset Hills, 2nd Addition
Brad Crain
District 6
Subdivision of 2 lots, 0.48± acres

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

At its meeting on February 20, 2025, 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 50-foot right-of-way widths along Westfield Avenue and Rawleigh Drive on the Final Plat;
2. Revision of the plat to illustrate dedication of a 25-foot corner radius at the intersection of Westfield Avenue and Rawleigh Drive, per Section 6.C.6. (or as approved by the City Engineer and the Traffic Engineering Director);
3. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for dedication;
4. Retention of the 25-foot front yard setback along both Westfield Avenue and Rawleigh Drive;
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 on disk, flash drive,

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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