



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 22, 2024

John Mark Stephens  
116 Gilmore Lane  
Jackson, Alabama 36545

Re: North side of Height Street, at the North terminus of Glenn Street, extending to the South side of Robinson Drive, 128'± west of the South terminus of Keith Street  
SUB-003119-2024  
Dog River Heights Subdivision, Resubdivision of Lot 19, Block A  
John Mark Stephens  
District 3  
Subdivision of 2 lots, .20± 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 waived Sections 6.B.9. and 6.C.2.(a)(1) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot sizes in square feet and acres on the Final Plat;
2. Depiction of a compliant 25-foot minimum building setback along both street frontages;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report; and
6. 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](mailto:planning@cityofmobile.org). This procedure must be completed within one (1) year, or the Tentative Approval will expire.

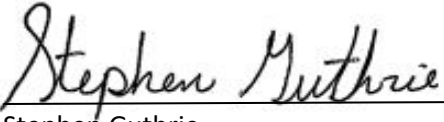
SUB-003116-2024 Wolf Ridge Business Park Subdivision , Phase Two  
November 21, 2024

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