



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 16, 2024

Northside, Ltd.  
1 Houston Street  
Mobile, Alabama 36606

Re: 3170 Dauphin Street  
SUB-002960-2024  
Dauphin Plaza Subdivision, Resubdivision of Lot 1  
Northside, Ltd. (Marl M. Cummings, III, Cummings & Associates, Inc., Agent)  
District 1  
Subdivision of 2 lots, 12.52± acres

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

At its meeting on August 15, 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 existing labels for all rights-of-way;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information;
3. Depiction of the 25-foot minimum front yard setback along Northgate Drive, Dauphin Street, and Dauphin Square Connector on the Final Plat;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and
7. 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-002960-2024 Dauphin Plaza Subdivision, Resubdivision of Lot 1  
August 16, 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:  \_\_\_\_\_  
Bert Hoffman  
Deputy Director of Long Range Planning