



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2026

John S. Ray
Tenacious 4, LLC
2900 South Valley View Boulevard
Las Vegas, NV 89102

Re: 1451 Cedar Crescent Drive
ZON-UDC-003780-2026
John S. Ray, Tenacious 4, LLC
District 3
Rezoning from Multi-Family Residential Suburban District (R-3) to Multi-Family Residential Suburban District (R-3) to remove a previously approved rezoning condition limiting the number of mobile dwellings on the site to 133 units.

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

At its meeting on August 20, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission denied the Rezoning request due to the following:

- A) Consistency. The proposed amendment is not consistent with the Comprehensive Plan;
- B) Compatibility. The proposed amendment is not compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would adversely impact neighboring properties; and
 - (4) Cause a loss in property values.
- C) Capacity. The infrastructure is not in place to accommodate the proposed amendment; and,
- D) Change. There are no changed or changing conditions in a particular area making an amendment necessary and desirable.
- E) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request

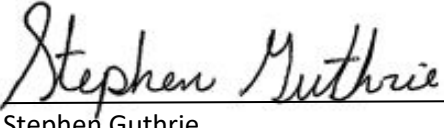
If you have any questions regarding this action, please call this office at 251-208-5895.

ZON-UDC-003780-2026 1451 Cedar Crecent Drive
August 24, 2026

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Stephen Guthrie
Deputy Director of Planning and Zoning