



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 20, 2023

John Friess  
2469 Eslava Creek Parkway  
Mobile, Alabama 36606

Re: 2761 & 2765 College Street  
SUB-002695-2023  
R.C. Washington Subdivision  
John Friess, JWTC-Louisiana, LLC  
District 1  
Subdivision of 2 lots, 0.28± acres

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

At its meeting on November 16, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.B.3, 6.B.9, 6.C.2(a)(1), 6.C.2(b)(3), 6.C.3, and 6.C.7 of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths as illustrated on the preliminary plat;
2. Revision of the Final Plat to correctly label "College Street";
3. Retention of the lot sizes in both square feet and acre on the Final Plat, or provision of a table on the Final Plat with the same information;
4. Placement of a note on the Final Plat stating each lot is denied access to Golden Avenue;
5. Retention of at least a 5-foot front yard setback line along College Street, in compliance with Section 64-2-5.E. of the Unified Development Code;
6. Revision of the Final Plat to illustrate at least a 5-foot front yard setback along Golden Avenue;
7. Acquisition of an after-the-fact Demolition Permit for the structure on Lot 1 prior to the approval of any development permits;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

SUB-002695-2023 R.C. Washington Subdivision  
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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.

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:   
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Margaret Pappas  
Deputy Director of Planning and Zoning