



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 20, 2026

195 LLC  
P.O. Box 7845  
Mobile, Alabama 36670

Re: 5070 Old Shell Road  
SUB-003594-2025  
The Cottages at Spring Hill Subdivision  
195, LLC  
District 7  
Subdivision of 6 lots, 0.57± acres

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

At its meeting on March 19, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 9.E.3.(c)(3)b.8.i of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict that a minimum of 30 feet exists between the subject site and the centerline of Old Shell Road;
2. Illustration of the 6-foot minimum building setback line along all street frontages on the Final Plat, excluding the alleys, as measured from any required right-of-way dedication;
3. Illustration of the 25-foot maximum building setback line along all street frontages on the Final Plat, excluding the alleys, as measured from any required right-of-way dedication;
4. Placement of a note on the Final Plat stating that parking is to be accessed by either secondary frontages or alleys wherever possible;
5. Placement of a note on the Final Plat stating that sidewalk and streetscape improvements are to be installed at the time of property development;
6. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
7. Placement of a note on the Final Plat stating that lots exceeding 4,000 square feet have a maximum of 70% site coverage, while lots less than 4,000 square feet do not have a maximum site coverage allowance;
8. Revision of the plat to remove setbacks from the "Site Data Table";

March 20, 2026

9. Placement of a note stating that no structures exceeding three (3) stories tall may be constructed;
10. Placement of a note on the Final Plat stating that all new dwellings must be a minimum of sixty percent (60%) to one hundred percent (100%) of the lot frontage;
11. Compliance with all Engineering comments noted in the staff report, including the following: *Add a note to the PLAT – “The existing 20’ ALLEYWAY shown must be improved and constructed prior to issuing a building permit CO on any of the 6 LOTS”;*
12. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report; and,
14. Compliance with all Fire Department comments noted in the staff report.

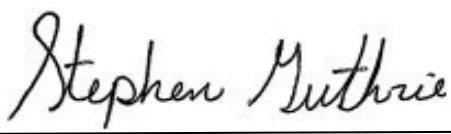
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.gov](mailto:planning@cityofmobile.gov). 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