



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 25, 2025

Lynn Nolen
9970 Lynd Road
Grand Bay, Alabama 36541

Re: 6098 Riverchase Drive South and the East and West sides of Rabbit Creek Drive, extending $\frac{3}{4}$ ± mile South to Hamilton Boulevard
SUB-003384-2025
River Ends Estates Subdivision
Lynn Nolen
District 4
Subdivision of 46 lots, 276.53± acres

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

At its meeting on August 21, 2025, the Planning Commission considered the above referenced application.

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

1. Completion of the vacation process of the portion of Rabbit Creek Drive's right-of-way that will be occupied by Lots 25-29 prior to the signing of the Final Plat;
2. Revision of the plat to provide a name for the new street within the subdivision;
3. Retention of the 60-foot radius cul-de-sacs for Rabbit Creek Drive and the new street on the Final Plat;
4. Development of Rabbit Creek Drive and the new street to City of Mobile standards;
5. Revision of the Final Plat to depict corner radius dedication at the intersection of Rabbit Creek Drive and the new street for Lots 7 and 16;
6. Revision of the Final Plat to either depict an existing 50-foot right-of-way to the centerline of Hamilton Boulevard, or provide dedication equal to such;
7. Revision of the Final Plat to depict the 25-foot front yard setback line along all street frontages, where the lots exceed 60-feet in width;
8. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for dedication, or the furnishing of a table on the Final Plat providing the same information;
9. Compliance with all Engineering comments noted in the staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. Compliance with all Fire Department comments noted in the staff report.

SUB-003384-2025 River Ends Estates Subdivision

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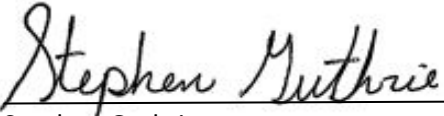
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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