



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 16, 2026

Stephen Howle, RGH St. Louis, LLC
257 N. Conception Street
Mobile, Alabama 36603

Re: 401 St. Louis Street
SUB-003583-2025
RGH St. Louis Subdivision
Stephen Howle, RGH St. Louis, LLC
District 2
Subdivision of 1 lot, 0.12± acres

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

At its meeting on January 15, 2026, 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 right-of-way along St. Louis Street, as depicted on the preliminary plat;
2. Retention of the right-of-way along North Franklin Street, as depicted on the preliminary plat;
3. If required by the City Engineer, Traffic Engineering Director, and/or ALDOT, the Final Plat should be revised to illustrate dedication of the corner radius at the intersection of St. Louis Street and North Franklin Street;
4. Provision of a note on the Final Plat stating that the site's primary frontage is designated along North Franklin Street pursuant to variance approval by the Board of Zoning Adjustment. If the variance expires prior to completion of the subdivision process, the plat should be revised to designate the primary frontage in accordance with the original DDD requirements;
5. Revision of the Final Plat to label the lot's size in both square feet and acres, in compliance with Section 5.A.2.(3)(3) of the Subdivision Regulations;
6. Revision of the Final Plat to illustrate the maximum allowable building setback of ten (10) feet along the site's primary frontage (North Franklin Street), or provision of a note specifying this requirement in accordance with Table A-9.1 of Appendix A of the UDC. If the primary frontage variance expires prior to completion of the subdivision process,

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the plat should be revised to reflect compliance with the original DDD setback requirements;

7. Provision of a note on the Final Plat stating that the site is denied access to St. Louis Street and allowed three (3) curb cuts along North Franklin Street pursuant to variance approval by the Board of Zoning Adjustment. If the variance expires prior to completion of the subdivision process, the note should be amended to reflect compliance with the original DDD access standards;
8. Provision of a note on the Final Plat stating that driveway widths are limited to a maximum of 25 feet within the site's frontage, in accordance with Appendix A, Section 9.C.3.(c)(2) of the UDC;
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.

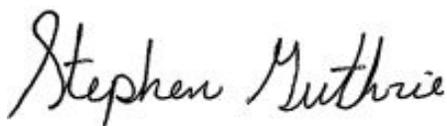
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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