



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2026

Sean Estes  
7 Dogwood Circle  
Mobile, AL 36608

Re: 63 Parkway Drive  
SUB-003714-2026  
Parkway Commons Subdivision  
Sean Estes (Laura Davis, McCrory & Williams, Inc., Agent)  
District 7  
Subdivision of 5 lots, 1.76± acres

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

At its meeting on May 21, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.B.3. (for a turnaround at a closed-end street), 6.C.2.(a) (for reduced lot area), 6.C.3. (for width-to-depth), and 6.C.9. (for substandard street right-of-way and closed-end street turnaround right-of-way) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate dedication sufficient to provide 25 feet from the centerline of Parkway Drive;
2. Provision of adequate fire apparatus access in compliance with the requirements of the International Fire Code (IFC) and all applicable City Engineering standards, as determined by the City Engineer;
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
4. Retention of the required 25-foot front yard setback along all Parkway Drive, in compliance with Article 2, Section 64-2-7.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
5. Placement of a note on the Final Plat that maintenance of the Common Area is the responsibility of the property owners and not the City of Mobile;
6. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission from the easement holder;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;

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9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. 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: 

D. Logan Anderson  
Principal Planner II, Planning and Zoning