



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: 313 St. Louis Street  
SUB-003584-2025  
RGH St. Louis Subdivision  
Stephen Howle, RGH St. Louis, LLC  
District 2  
Subdivision of 1 lot, 0.51± 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 Claiborne 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 Claiborne Street;
4. Provision of a note on the Final Plat stating that the site's primary frontage is designated along St. Louis Street;
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 twelve (12) feet along the site's primary frontage (St. Louis Street), or provision of a note specifying this requirement in accordance with Table A-9.1 of Appendix A of the UDC;
7. Provision of a note on the Final Plat stating any on-site parking must be accessed from North Claiborne Street;
8. Provision of a note on the Final Plat stating that no curb cut is allowed on St. Louis Street, and that no more than one (1) curb cut is allowed along North Claiborne Street, in accordance with Appendix A, Section 9.C.3(e)(3) of the UDC;

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9. 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;
10. Compliance with all Engineering comments noted in the staff report;
11. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
12. Compliance with all Urban Forestry comments noted in the staff report; and,
13. Compliance with all Fire Department comments noted in the staff report.

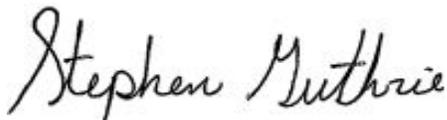
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash 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:   
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Stephen Guthrie  
Deputy Director of Planning and Zoning