



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2026

Stephen D. Upton
Theodore Yard II, LLC
2625 2nd Avenue North
Birmingham, Alabama 35203

Re: 5152 Willis Road & 5529, 5535, & 5563 Middle Road
SUB-003824-2026
CWorks Operating Subdivision
Stephen D. Upton, Theodore Yard II, LLC
District 4
Subdivision of 1 lot, 8.96± acres

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

At its meeting on August 20, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Dedication to provide 30 feet from the centerline of Willis Road;
2. Dedication to provide 30 feet from the centerline of Middle Road;
3. Illustration of 25-foot minimum front yard setbacks along both Willis Road and Middle Road;
4. Revision of the plat to provide the existing corner radius at the intersection of Willis Road and Middle Road and, if less than 25 feet, dedication sufficient to achieve a 25-foot corner radius;
5. Retention of the lot size in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. 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,

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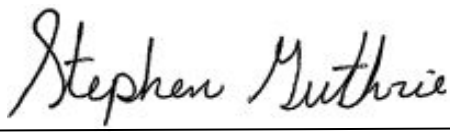
memory stick, or via e-mail to planning@cityofmobile.gov This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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