THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

Mose Chapple
5116 Lott Road
Eight Mile, Alabama 36613

Re: 659 McLemore Street
SUB-003902-2026
Chapple Estate Subdivision
Mose Chapple, III
District 1
Subdivision of 2 lots, 0.34± acres

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

At its meeting on October 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 60-foot rights-of-way along McLemore Street and Poplar Street, as depicted on the preliminary plat;
2. Dedication of the corner radius at the intersection of McLemore Street and Poplar Street in compliance with Section 6.C.6 of the Subdivision Regulations, or as approved by the City Engineer and Traffic 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 at least a five (5)-foot front yard setback along both street frontages, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations.
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. 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

Stephen Guthrie
Deputy Director of Planning and Zoning