THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

Stan Waterhouse
Community Development Group, LLC
15400 Knoll Trail Drive, Suite 220
Dallas, Texas 75248

Re: East side of Duval Street, 384'± East of Michigan Avenue, between Arlington Street and Kellog Street
SUB-003904-2026
The Triangle at Brookley North Subdivision
Stan Waterhouse, Community Development Group, LLC
District 3
Subdivision of 2 lots, 36.82± 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. Revision of the note regarding the internal street rights-of-way to clearly state that the existing private street and private courts are to be removed, if the applicant intends to demolish the existing infrastructure;
2. If the existing private street and private courts are to be dedicated for public use and maintenance, a note should be placed on the Final Plat stating that, if the private streets are ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the street(s) up to the prevailing standards shall be assessed to the property owner(s) at the time the private street(s) is/are dedicated, and that said assessment shall run with the land to any subsequent property owners, per Section 9.D.1.(b)(9) of the Subdivision Regulations;
3. Depiction of the existing right-of-way widths along Arlington Street and Kellog Street, or dedication sufficient to provide 25 feet from the centerline of each street, whichever is greater;
4. Retention of the 140-foot right-of-way width along Duval Street;

5. Provision of a 25-foot corner radius dedication at the intersection of Arlington Street and Kellog Street, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended for approval by the City Engineer and Traffic Engineer;
6. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
7. Revision of the plat to illustrate a 25-foot front yard setback along all street frontages, adjusted for any required dedication;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. 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