



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Christopher Haase
2CJ-Mobile, LLC
700 Hermit Smith Road
Apopka, FL 32703

Re: 4297 Riviere Du Chien Road
SUB-003775-2026
Du Chien Subdivision, Resubdivision of Lot 1
Christopher Haase, 2CJ-Mobile, LLC
District 4
Subdivision of 3 lots, 10.63± acres

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.B.9. (for substandard right-of-way) and 6.C.9. (for flag-shaped lot design) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot-wide right-of-way width along Riviere du Chien Road on the Final Plat, as illustrated on the preliminary plat;
2. Revision of the Final Plat to illustrate dedication sufficient to provide a 70-foot-wide right-of-way along Halls Mill Road;
3. Revision of the Final Plat to illustrate dedication sufficient to provide a 25-foot corner radius where Riviere du Chien Road and Interstate 10 intersect, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
4. Retention of the lot sizes in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat providing the same information;

July 22, 2026

5. Retention of the 25-foot minimum building setback along all frontages, in compliance with Article 2 Section 64-2-21.E. of the Unified Development Code, and Section 6.C.8. of the Subdivision Regulations;
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.

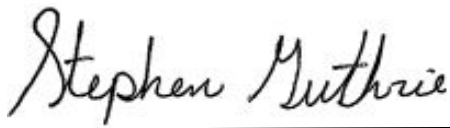
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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