



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Oakleigh Development Partners, LLC
205 Fairhope Avenue, Suite D
Fairhope, Alabama 36532

Re: 101 Marine Street
SUB-003723-2026
The Residences at Oakleigh Subdivision, Phase Two
Oakleigh Development Partners, LLC (Trae Corte, Agent)
District 2
Subdivision of 4 lots, 0.57± 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 Section 6.C.2.(b)(3) of the Subdivision Regulations (for substandard lot width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 100-foot-wide right-of-way along Government Street on the Final Plat;
2. Retention of the 50-foot-wide right-of-way along Marine Street on the Final Plat;
3. Revision of the plat to provide a minimum 25-foot corner radius at the intersection of Government Street and Marine Street, in compliance with Section 6.C.6. of the Subdivision Regulations, unless the City Engineer approves a smaller radius and the Planning Commission grants a waiver of Section 6.C.6.;
4. Revision of the plat to remove the 10-foot front yard setback line along Government Street and Marine Street;
5. Revision of the plat to remove the side and rear setback lines on all lots;
6. Placement of a note on the Final Plat stating that all development on the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front yard setback requirements;

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7. Retention of the lot size labels in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
8. Retention of the labels identifying each lot number on the Final Plat;
9. Placement of a note on the Final Plat stating that all required approvals from the Historic Development Department and/or the Architectural Review Board shall be obtained prior to the issuance of any development permits;
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.

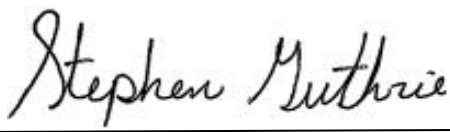
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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