



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2026

Rose Stapleton  
CPH Consulting, LLC  
500 West Fulton Street  
Sanford FL 32771

Re: 3244 & 3246 Dauphin Street  
SUB-003619-2026  
Chick-fil-A Dauphin Street Subdivision  
CPH Consulting, LLC (Jason Toole, P.E., Agent)  
District 1  
Subdivision of 1 lot, 1.45± acres

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

At its meeting on February 19, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.B.12. and 6.C.6. of the Subdivision Regulations (for corner radius dedication) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot-wide right-of-way along the Dauphin Street Service Road on the Final Plat;
2. Retention of the 50-foot-wide right-of-way along Northgate Drive on the Final Plat;
3. Label the new lot as "Lot 1";
4. Retention of the lot size in square feet and acres, or provision of a table on the Final Plat with the same information;
5. Revision of the Final Plat to remove the 5-foot setback lines depicted along the North and East property lines of the proposed lot;
6. Retention of the 25-foot minimum front yard setback line along both street frontages;
7. Placement of a note on the Final Plat stating that no structure shall be constructed or placed in any easement without permission from the easement holder;
8. Retention of a note on the Final Plat indicating vacation of the ingress/egress easement;
9. Compliance with all Engineering comments noted in the staff report;

10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. 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](mailto: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



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2026

Rose Stapleton  
CPH Consulting, LLC  
500 West Fulton Street  
Sanford FL 32771

Re: 3244 & 3246 Dauphin Street  
SUB-SW-003470-2025  
Chick-fil-A Dauphin Street Subdivision  
CPH Consulting, LLC (Jason Toole, P.E., Agent)  
District 1  
Request to waive the construction of a sidewalk along Dauphin Street.

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

At its meeting on February 19, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission approved the Sidewalk Waiver request.

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