



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Ellis Foster
Old Shell & Ann, LLC
467 Dauphin Street, Suite C
Mobile, Alabama 36602

Re: 1308 Old Shell Road and 109 North Ann Street
SUB-003781-2026
Old Shell Landings Subdivision
Ellis Foster, Old Shell & Ann, LLC
District 2
Subdivision of 10 lots, 1.3± 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.(a) (for substandard lot area), Section 6.C.2.(b)(3) (for substandard lot width), and Section 6.C.3. (for lot depth) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot right-of-way width along Old Shell Road;
2. Retention of the 50-foot right-of-way width along North Ann Street;
3. Revision of the Final Plat to illustrate dedication sufficient to provide a 25-foot corner radius at the intersection of Old Shell Road and Ann Street, 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, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
5. Removal of the 25-foot front yard setback line along Old Shell Road and North Ann Street;

July 22, 2026

6. Placement of a note on the Final Plat stating that development of the site shall comply with the provisions of Article 14 of the Unified Development Code (UDC), including the front yard dimension standards applicable within the Historic District Overlay;
7. Retention of the ingress/egress easements on the Final Plat;
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.

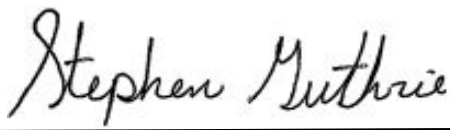
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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