THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

ORCA Inc., An Alabama Corporation
1101 South Conception Street
Mobile, Alabama 36603-2043

Re: 200 Dunlap Drive
SUB-003912-2026
ORCA, Inc. Subdivision
ORCA, Inc. (Corporate Environmental Risk Management, Agent)
District 2
Subdivision of 1 lot, 9.87± 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. Retention of the 100-foot-wide right-of-way label along Dunlap Drive on the Final Plat;
2. Revision of the plat to illustrate a 25-foot front yard setback line along the Dunlap Drive frontage;
3. Retention of the lot size in both square feet and acres, or provision of a table on the Final Platt with the same information;
4. If easements are depicted on the Final Plat, placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. 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

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

ORCA Inc., An Alabama Corporation
1101 South Conception Street
Mobile, Alabama 36603-2043

Re: 200 Dunlap Drive
SUB-SW-003913-2026
ORCA, Inc. Subdivision
ORCA, Inc. (Corporate Environmental Risk Management, Agent)
District 2
Request to waive the construction of a sidewalk along Dunlap Drive

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 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

Stephen Guthrie
Deputy Director of Planning and Zoning