



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 19, 2026

Mark A. Wattier
Wattier Surveying, Inc.
4318 Downtowner Loop North
Mobile, Alabama 36609

Re: South side of Raven Drive at the South terminus of Cardinal Drive East, extending South to the East terminus of East Gulf Field Drive
SUB-003322-2025
MAA-ACDC Subdivision
Mark A. Wattier, Wattier Surveying, Inc.
District 3
Subdivision of 2 lots, 59.36± acres

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

At its meeting on February 19, 2026, the Planning Commission considered a request to remove Condition #2 from the Letter of Decision associated with the above-referenced application, which received Tentative Approval on May 15, 2025. The original condition stated:

“Revision of the plat to illustrate the minimum existing right-of-way and, if less than 350 feet, dedication to provide 175 feet from the centerline of U.S. Interstate 10.”

Following discussion, the Planning Commission voted to Tentatively Approve the request, subject to the following revised conditions:

1. Revision of the plat to label the second lot as “Lot 2,” or some other appropriate variation;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
3. Revision of the plat to illustrate a 25-foot front yard setback along all street frontages, adjusted for any required dedication;
4. Compliance with all Engineering comments noted in the staff report, amended as follows: “A) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Provide a unique line size/type for the proposed boundary of the subdivision. The FUTURE DEVELOPMENT portion should not have the same border line. C) Provide the recording information for the ROW vacations within LOT 1. D) Provide the ROW width for I-10.

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E) Provide the curve data for curves No. 1, 2, and 3. F) Coordinate with the ENGINEERING Dept. (George Davis) prior to permitting to establish required Drainage Easements to accommodate existing offsite water that drains into and through LOT 1 (Gulf Field Dr. E. and Raven Dr.). G) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 22. H) It appears that there is historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) available. Applicant will need to coordinate with the City Engineering Department (George Davis) to establish the exact amount of historical credit that each Lot will receive prior to the submittal of the Final Plat from review. I) Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. J) Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. K) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. L) Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. M) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. N) Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing”;

5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and,
7. Compliance with all Fire Department comments noted in the staff report.

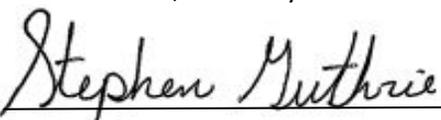
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.gov This procedure must be completed within one (1) year of the initial approval (May 15, 2025), 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