



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 27, 2018

Thompson Properties  
2136 Marchfield Dr W  
Mobile, AL 36693

**Re: 5680, 5700, and 5720 Larue Steiner Road**  
(North side of Larue Steiner Road, 110'± East of Iron Works Road [private street]).  
Council District 4  
**SUB-000772-2018**  
**Southern Industrial Park Subdivision, Addition to**  
2 Lots / 6.6 ± Acres

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

At its meeting on December 20, 2018, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:**

- 1) Retention of the 80' right-of-way width to Larue Steiner Road;
- 2) Retention of the 25' minimum building setback line along Larue Steiner Road;
- 3) Retention of lot size information in both square feet and acres;
- 4) Placement of note on the Final Plat stating that no structures should be erected in any easement;
- 5) Placement of a note on the Final Plat stating the following Traffic Engineering comments: *(Each lot is limited to one curb cut to Larue Steiner Road, with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) Compliance with Engineering comments: *(**FINAL PLAT COMMENTS** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): 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.*

*Add a legible street name for LaRue Steiner Rd. on the vicinity map. C. Show and label the existing Lots 1, 2, and 5 that are referenced in the written legal description. D. Show and label each and every existing drainage easement within and adjacent to the proposed subdivision. There appears to be one adjacent to the NW corner of LOT 2. E. The proposed subdivision receives drainage from a public street and will require a PUBLIC (Dedicated to the City of Mobile) drainage easement. Additionally a DRAINAGE EASEMENT may be required along the front of LOT 1 and LOT 2. The width and alignment of the easement(s) shall be coordinated with, and approved by, the City Engineer before submitting the Final Plat for signature. The existing drainage ditch that runs through LOT 1 and LOT 2 needs to be contained in a PUBLIC DRAINAGE EASEMENT. Additional width may be required to allow vehicular and equipment access. F. Add the item labeled as "FC" to the LEGEND. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the plat stating that all 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. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);*

- 7) Compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and**
- 8) Compliance with Fire Department comments and placement of a note: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org).

**Southern Industrial Park (SUB)**  
**December 27, 2018**

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:



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Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Polysurveying