



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 27, 2018

Alabama Power Company/ Ward Henneker  
600 N 18<sup>th</sup> Street, 12S-0782  
Birmingham, AL 35203

**Re: 5205, 5225 and 5245 Business Parkway**  
(East side of Business Parkway, 475'± North of Mobile South Street).  
Council District 4  
**SUB-000713-2018 (Subdivision)**  
**Mobile Business South Park Subdivision, APCO's Addition to**  
1 Lot /82.8± Acres

Dear Applicant(s):

At its meeting November 15, 2018, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the right-of-way dedication along Business Parkway;
- 2) labeling of the minimum right-of-way width for Interstate 10;
- 3) provision of the lot size in square feet and acres;
- 4) placement of a note on the Final Plat stating the lot should be limited to one curb cut each to Business Parkway and Mobile South Street, with size, location and design of new curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating that the lot is denied direct access to Interstate 10;
- 6) retention of the 25' minimum building setback line along all frontages;
- 7) placement of a note on the Final Plat stating no structures are to be placed in any easement;
- 8) 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. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide additional information about the proposed ADDITIONAL ROW shown to be dedicated at the north end of Business Parkway. It appears to be insufficient for a standard cul-de-sac. E. Provide ROW for an adequate turnaround at the east end of Mobile South Street. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the SUBDIVISION PLAT stating that a Land

Mobile Business South Park Subdivision, APCO's Addition to  
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*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. I. Add a note to the Plat stating 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. J. 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. K. 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. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. Add a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. O. 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.);*

- 9) compliance with Traffic Engineering comments: (Site is limited to one curb cut per street frontage with 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.);
- 10) 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
- 11) compliance with Fire comments: (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).

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:   
Margaret Pappas  
Deputy Director of Planning and Zoning

Cc: Business Partners, LLC



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 27, 2018

Alabama Power Company  
600 N 18<sup>th</sup> St, 12N-0973  
Birmingham, AL 35203

**Re: 5205, 5225 and 5245 Business Parkway**  
(East side of Business Parkway, 475'± North of Mobile South Street).  
Council District 4  
**ZON-000714-2018 (Rezoning)**  
**Alabama Power Company**

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

At its meeting on November 15, 2018, the Planning Commission considered your request for a change in zoning from B-5, Office-Distribution District, to I-1, Light Industry District.

**After discussion, the Planning Commission recommended the request for Approval, subject to the following conditions:**

- 1) **completion of the Subdivision process; and**
- 2) **full compliance with all municipal codes and ordinances.**

**The advertising fee for this application is \$667.45. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.**

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:

  
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Business Partners, LLC  
Ellis Architects