



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 12, 2018

Smith, Clark & Associates, LLC
PO BOX 7082
Spanish Fort, AL 36577

Re: 5560 Todd Acres Drive
North side of Todd Acres Drive, 2/10 mile± West of Commerce Boulevard West).
Council District 4
SUB-000753-2018 (Subdivision)
Todd Acres Industrial Subdivision
1 Lot /2.1± Acres

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

At its meeting on December 6, 2018, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.3 of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) revision of the plat to depict the 25' minimum building setback line;
- 2) retention of the of the lot size is square feet and acres on the Final Plat;
- 3) retention of right-of-way width along Todd Acres Drive;
- 4) full 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. Provide and label the monument set or found at each subdivision corner. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note to the SUBDIVISION PLAT stating 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. E. Add a note to***

the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. F. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. G. 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.;


- 5) full compliance with Traffic Engineering comments: *“Lot is limited to its existing curb cuts, with any changes to 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. If improvements are proposed at this location, driveways may be required to be brought up to City standards, which may also require the removal of any gravel in the right-of-way.”;*
- 6) full 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.”;*
- 7) full 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).”;* and
- 8) completion of the Subdivision process prior to the issuance of permits.

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: Jeff Cumbest



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Council District 4

ZON-000755-2018 (Rezoning)

Smith, Clark & Associates, LLC

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

At its meeting on December 6, 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 Approved the request 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 \$351.40. 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

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Margaret Pappas

Deputy Director of Planning and Zoning

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