



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 24, 2024

Baker Donelson Law Firm
1901 6th Avenue North
Suite 2600
Birmingham, Alabama 35203

Re: 5575 Commerce Boulevard East
SUB-002935-2024
The Mobile Commerce Park Subdivision, Resubdivision of Lot 2 into Lots 2-A & 2-B
Baker Donelson Law Firm
District 4
Subdivision of 2 lots, 6.8± acres

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

At its meeting on June 20, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.4. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to label all abutting streets with their right-of-way widths or illustrate dedication sufficient to provide 25 feet from the centerline of Commerce Boulevard East;
2. Retention of the 25-foot front yard setback along Commerce Boulevard East;
3. Revision of the plat to include lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
4. 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. Completion of the Special Exception and Variance processes;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. 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]

SUB-002935-2024 The Mobile Commerce Park Subdivision
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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.org. 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: 
Margaret Pappas
Deputy Director of Planning and Zoning