



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2024

Charles D. Tisher Jr., PE
Clark Geer Latham & Associates
3901 Springhill Avenue
Mobile, Alabama 36608

Re: Southeast corner of Commerce Boulevard East and Commerce Boulevard South, extending to the Southwest corner of Commerce Boulevard South and Commerce Boulevard West
SUB-003153-2024
Resubdivision of Lots 5 & 6, Todd Acres Industrial Park Subdivision
Charles D. Tisher, Jr., P.E., Clark Geer Latham & Associates
District 4
Subdivision of 2 lots, 37.73± acres

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

At its meeting on December 19, 2024, the Planning Commission considered the above referenced application.

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

1. Retention of the right-of-way widths of all public streets on the Final Plat, as depicted on the preliminary plat;
2. Revision of the plat to correctly label Todd Acres Drive;
3. Retention of the 25-foot minimum building setback line along all public street frontages;
4. Retention of the 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;
5. Retention of the note on the Final Plat stating that no structures are allowed in any easements without the permission of the easement holder;
6. Completion of the Rezoning process to eliminate the potential for split-zoning prior to signing the Final Plat;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

SUB-003153-2024 Resubdivision of Lots 5 & 6, Todd Acres Industrial Park Subdivision
December 20, 2024

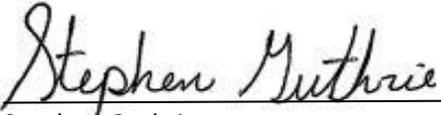
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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

Stephen Guthrie
Deputy Director of Planning and Zoning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

*****REVISED*****

LETTER OF DECISION
January 10, 2025

Charles D. Tisher Jr., PE
Clark Geer Latham & Associates
3901 Springhill Avenue
Mobile, Alabama 36608

Re: Southeast corner of Commerce Boulevard East and Commerce Boulevard South, extending to the Southwest corner of Commerce Boulevard South and Commerce Boulevard West
ZON-UDC-003154-2024
Resubdivision of Lots 5 & 6, Todd Acres Industrial Park Subdivision
Charles D. Tisher, Jr., P.E., Clark Geer Latham & Associates
District 4
Rezoning from Office Distribution District (B-5) and Heavy Industry District (I-2), to Single-Family Residential Suburban District (R-1).

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

At its meeting on December 19, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following criteria prevail to support rezoning of the property to R-1, Single-Family Residential Suburban District:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

ZON-UDC-003154-2024 Southeast corner of Commerce Boulevard East and Commerce Boulevard South, extending to the Southwest corner of Commerce Boulevard South and Commerce Boulevard West
January 10, 2025

As such, the Planning Commission voted to recommend approval of rezoning the property to R-1, Single-Family Residential Suburban District, subject to the following conditions:

1. Completion of the Rezoning process prior to signing the Final Plat for the proposed subdivision;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

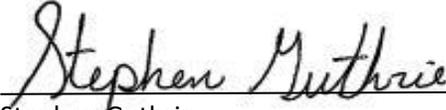
The advertising fee for this application based on the current legal description is **\$396.34**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: 
Stephen Guthrie
Deputy Director of Planning and Zoning