

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 8, 2013

Daniel Clark, PLS
9 Common St.
Mobile, AL 36604

**Re: Case #SUB2013-00021 (Subdivision)
Cypress Lake Industrial Park Subdivision**

East side of Todd Acres Drive, at the East terminus of Kooiman Road and South side of Todd Acres Drive, 500'± West of Commerce Boulevard West.
10 Lots / 72.6± Acres

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

At its meeting on May 2, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Revision of the legal description to correctly identify the area within the Subdivision;**
- 2) Placement of a note on the final plat stating that Lots 1 and 2 are limited to two (2) curb-cuts each, and that Lots 3-8 are limited to one (1) curb-cut each, with the size, design and location to be approved by Traffic Engineering and to conform to AASHTO standards;**
- 3) Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards. Lots 3-8 limited to one curb cut each.);**
- 4) Compliance with Engineering comments (The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3) Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 4) Add a note to the plat any development or land disturbing activity on a LOT will require a Land Disturbance Permit; and**

- any work within the Kooiman Road or Todd Acres Drive ROW will require a ROW Permit.);
- 5) **Compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.).**
 - 6) **Retention of the minimum 25-foot front setback line on the final plat;**
 - 7) **Retention of the note on the final plat stating that approval of all applicable federal, state and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;**
 - 8) **Retention of the note on the final plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and**
 - 9) **Completion of the Subdivision process prior to any request for permits for Lots 3-8.**

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 Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Jerry Lathan

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 8, 2013

Daniel Clark, PLS
9 Common St.
Mobile, AL 36604

Re: Case #ZON2013-00459 (Rezoning)

Daniel Clark PLS

East side of Todd Acres Drive, at the East terminus of Kooiman Road and South side of Todd Acres Drive, 500'± West of Commerce Boulevard West.

Rezoning from R-A, Residential Agricultural District, and B-5, Office-Distribution District to I-1, Light-Industry District, to allow zoning compliance for an existing business, and to allow for a future industrial park.

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

At its meeting on May 2, 2013, the Planning Commission considered your request for a change in zoning from R-A, Residential Agricultural District, and B-5, Office-Distribution District to I-1, Light-Industry District, to allow zoning compliance for an existing business, and to allow for a future industrial park.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) Completion of the Subdivision process;**
- 2) Lots 1 and 2 to be brought into compliance with the tree, landscaping and paved parking requirements of the Zoning Ordinance within six (6) months of City Council approval; and**
- 3) Full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is **\$219.70**. 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.

Daniel Clark PLS

May 8, 2013

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

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