



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 9, 2020

TPA Ventures, LLC  
1776 Peachtree St. NW, Suite 100  
Atlanta, GA 30309

**Re: 4583 Cypress Business Park Drive**  
(West side of Cypress Business Park Drive, extending to the East side of Interstate 10).  
Council District 4  
**SUB-001407-2020**  
**Cypress Business Park Logistics Subdivision**  
**Number of Lots / Acres:** 2 Lots / 41.7± Acres  
**Engineer / Surveyor:** Prime Engineering, Inc.

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

At its meeting on November 5, 2020, the Planning Commission considered the above referenced application.

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

- 1) Provision of the lot sizes in both square feet and acres, (or the provision of a table providing the same information);**
- 2) Illustration of all easements and placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement without the permission of the easement holder;**
- 3) Retention of the required the 25-foot minimum building setback line along all street frontage on the Final Plat;**
- 4) Compliance with the City Engineering Comments: *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 reference, on the map and the description, to a monumented corner. C. Provide and label the monument set or found at each subdivision corner. D. Provide a vicinity map. E. Label each Tract Area as a LOT (LOT 1, LOT A, etc.). F. Provide a written description for the subdivision boundary. G. Show and label all flood zones (AE and X(S)).* New**

*maps went into effect on June 5, 2020. H. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. I. Show and label each and every Right-Of-Way and easement. Some easements are not labeled. J. Show and label the easement for the existing drainage pipe along the NE side of Tract 1. The existing pipe and structures will need to be located and placed within a public drainage easement if they are located within 20 feet of this subdivision. K. Provide the Surveyor's Certificate/ Signature Block. L. Provide an Owner Signature Block and Notary Public signature block. M. Provide the Surveyor's and Owner's (notarized) signatures. N. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #88) LOTS (Tract 1 Area and Tract 2 Area) will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1(Tract 1 Area) – NONE and LOT 2(Tract 2 Area) – NONE. O. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. P. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633;*

- 5) Compliance with the Traffic Engineering Comments:** *Driveway number, size, location and design are subject to the approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study has been requested for this site and has not yet been submitted for review. Offsite improvements may be necessary to mitigate the volume of traffic anticipated by this development. A traffic impact study must be submitted and approved prior to the Traffic Engineering Department approving building permits for this proposed development;*
- 6) Compliance with the 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) Compliance with the Fire Department 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) Full compliance with all municipal codes and ordinances.**

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.

**Cypress Business Park Logistics Subdivision SUB-001407-2020**  
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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: Creekline, Inc  
Prime Engineering, Inc.



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TPA Ventures, LLC  
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Atlanta, GA 30309

**Re: 4583 Cypress Business Park Drive**  
(West side of Cypress Business Park Drive, extending to the East side of Interstate 10).  
Council District 4  
**PUD-001408-2020**  
**Cypress Business Park Logistics Subdivision**  
Planned Unit Development to allow a building to cross lot lines, with shared access and parking between multiple building sites.

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

At its meeting on November 5, 2020, the Planning Commission considered the above referenced Planned Unit Development:

**After discussion, the Planning Commission determined the following Findings of Fact for Approval:**

- a. **The application illustrates Creative design providing innovative and diversified design in building form and site development by allowing shared access across multiple properties;**
- b. **The application illustrates Flexibility in the location and arrangement of buildings and uses by allowing the building to cross the common property line;**
- c. **The application promotes the objective of Public services, encouraging the optimum use of available public utilities, streets and community facilities by locating the facility on an existing city standard street adjacent to major thoroughfares and rail.**

**The approval is subject to the following conditions:**

1. **Placement of a note on the PUD plan containing the City Engineering Comments:**  
*1. Revise the name of the SITE CONCEPT PLAN that was submitted to be labeled the PUD SITE PLAN. 2. Provide recorded documentation for the two (2) proposed 50 foot wide Access Easements from Cypress Industrial Park Drive to the TRACT 1 AREA lot. 3. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility*

- connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. d. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. e. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters;*
- 2. Placement of a note on the PUD plan containing the Traffic Engineering Comments:** *Driveway number, size, location and design are subject to the approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study has been requested for this site and has not yet been submitted for review. Offsite improvements may be necessary to mitigate the volume of traffic anticipated by this development. A traffic impact study must be submitted and approved prior to the Traffic Engineering Department approving building permits for this proposed development;*
  - 3. Placement of a note on the PUD plan containing the 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;*
  - 4. Placement of a note on the PUD plan containing the Fire Department 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);*
  - 5. Coordination with staff to ensure adequate protections are provided for any trees to be preserved and claimed for credit as well as full compliance with landscaping and tree planting requirements in conformance with Right Tree Right Place standards;**

**Cypress Business Park Logistics Subdivision PUD-001408-2020**  
**November 9, 2020**

- 6. Provision of a city standard sidewalk along Cypress Business Park Drive, or submission and approval of a sidewalk waiver; and**
- 7. Full compliance with all municipal codes and ordinances.**


Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

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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Council District 4  
**PA-001395-2020**  
**Cypress Business Park Logistics Subdivision**

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

At its meeting on November 5, 2020, the Planning Commission considered Planning Approval to allow heavy warehousing in a B-3, Community Business District.

**After discussion, the Planning Commission determined the following Findings of Fact for approval:**

- a. The proposal is appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;
- b. The proposal would not cause undue traffic congestion or create a traffic hazard; and
- c. The proposal would be in harmony with the orderly and appropriate development of the district in which the use is located.

**The approval is subject to the following conditions:**

1. **Placement of a note on the Planning Approval site plan containing the Traffic Engineering Comments:** *Driveway number, size, location and design are subject to the approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study has been requested for this site and has not yet been submitted for review. Offsite improvements may be necessary to mitigate the volume of traffic anticipated by this development. A traffic impact study must be submitted and approved prior to the Traffic Engineering Department approving building permits for this proposed development;*

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3. Placement of a note on the Planning Approval site plan containing the Fire Department 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);*
4. Coordination with staff to ensure adequate protections are provided for any trees to be preserved and claimed for credit as well as full compliance with landscaping and tree planting requirements in conformance with Right Tree Right Place standards;
5. Provision of a city standard sidewalk along Cypress Business Park Drive, or submission and approval of a sidewalk waiver; and
6. Full compliance with all municipal codes and ordinances.

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