



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 7, 2021

Mark Gonzalez  
Gonzalez-Strength & Associates Inc.  
1550 Woods of Riverchase Drive  
Suite 200  
Hoover, Alabama 35244

**Re: 5535 Linwood Steiner Road and 5575 U.S. Highway 90 West**  
(East side of Linwood Steiner Road / U.S. Highway 90 West, 100'± North of Kooiman Road, extending to the North side of Kooiman Road, 200'± East of U. S. Highway 90 West).  
Council District 4  
**SUB-001856-2021 (Subdivision)**  
**Highway 90-Interstate 10 Business Park Subdivision, Plat No. 2**  
**Number of Lots / Acres:** 2 Lots / 10.5± Acres  
**Engineer / Surveyor:** Gonzalez-Strength & Associates, Inc

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

At its meeting on December 2, 2021, the Planning Commission considered the above referenced Subdivision application.

**After discussion, the Planning Commission Tentatively Approved the request, with waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations, subject to the following conditions:**

- 1) retention of the right-of-way widths of U.S. Highway 90 West and Kooiman Road on the Final Plat;**
- 2) 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;**
- 3) revision of the plat to indicate a 25-foot minimum building setback line along the entirety of both street frontages;**
- 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) compliance with the 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. Check the NAME of the proposed subdivision – Is it “PLAT NO.2”? Should it contain “Resubdivision of LOT 4” in the name? C. Provide the Surveyor’s and Owner’s (notarized) signatures. D. Correct the Township designation listed in the legal description and the Title Block. E. 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. F. 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.);*

- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 7) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 8) compliance with the Fire-Rescue 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument 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.

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.

**SUB-001856-2021 Highway 90 Interstate 10 Business Park Sub Plat No. 2**  
**December 2, 2021**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in dark ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning