



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 12, 2023

Allen Rogers
Telecad Wireless
1961 Northpoint Boulevard
Suite 130
Hixson, Tennessee 37343

Re: 5575 Commerce Boulevard East
SUB-002602-2023
The Mobile Commerce Park Subdivision, Phase 1, Resubdivision of Lots 2-A and 2-B
Allen Rogers, Telecad Wireless Site Design, Inc.
District 4
Subdivision of 2 lots, 6.65± acres

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

At its meeting on September 7, 2023, 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 at least a 25-foot front yard setback along Commerce Boulevard East;
3. Removal of side or rear setbacks from the Final Plat;
4. 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;
5. 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;
6. Completion of the Variance process to allow for a reduced lot size in a B-5, Office Distribution district;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,

SUB-002602-2023 The Mobile Commerce Park Subdivision, Phase 1, Resubdivision of Lots 2-A
and 2-B
September 12, 2023

10. 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] 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 Planning and Zoning