



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 6, 2022

J. Watkins
Maynard, Cooper & Gale, P.C.
11 N. Water Street
Unit 24290
Mobile, Alabama 36602

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-002016-2022
Cypress Business Park Logistics Subdivision, Resubdivision of Lot 1
Number of Lots / Acres: 1 Lot / 45.1± Acres
Engineer / Surveyor: Prime Engineering, Inc.

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

At its meeting on May 5, 2022, the Planning Commission considered the above referenced Subdivision 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 streets on the Final Plat;**
- 2) retention of the 25-foot minimum building setback line along Cypress Business Park Drive and Higgins Road on the Final Plat;**
- 3) revision of the plat to indicate the 25-foot minimum building setback line along Interstate 10;**
- 4) retention of the lot size label 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) removal of the note on the plat referring to a minimum site area of 10,000 square feet;**
- 7) removal of, or correction of, the note pertaining to site coverage to read maximum site coverage (all buildings): 75%;**
- 8) removal of, or correction of, the note pertaining to building height to read maximum building height: 45 feet;**

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- 9) 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. Revise SUBDIVISION NOTES #7 on SHEET 1 OF 2. Show and label LOT 2 and LOT 3 on the PLAT or revise the note to delete reference to LOT 2 and LOT 3. C. Revise the HISTORICAL CREDIT NOTE. Show and label LOT 2 and LOT 3 on the PLAT or revise the note to delete reference to LOT 2 and LOT 3. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. On SHEET 1 OF 1 revise the signature block from “MOBILE CITY ENGINEERING DEPARTMENT” to “CITY ENGINEER”. F. 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 prior to obtaining any signatures. No signatures are required on the drawing. G. 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.);*
- 10) 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.);*
- 11) 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*
- 12) 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.

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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.

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