



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 29, 2022

Kyle M. Hoyt
Hoyt & Berenyi, LLC
346 Seacoast Pkwy
Mount Pleasant, SC 29464

Re: 5400 and 5350 Rangeline Road and 4370 Rangeline Park Boulevard
(Northwest corner of Rangeline Road and Commerce Boulevard East, extending to the South side of Todd Boulevard).
Council District 4
SUB-002253-2022
Southeastern Freight Lines Park Subdivision, Addition to
Number of Lots / Acres: 1 Lot / 15.7± Acres
Engineer / Surveyor: Rowe Engineering & Surveying

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

At its meeting on November 17, 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 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;**
- 2) retention of the 25-foot minimum building setback line along all street frontages on the Final Plat;**
- 3) revision of the plat to indicate a ten (10)-foot buffer planting strip along Todd Boulevard, as measured from the front property/right-of-way line, within the 25-foot minimum building setback, as required on the 1996 plat of Todd's Commercial Park Subdivision;**
- 4) illustration of the street name labels and right-of-way widths of all streets on the Final Plat;**
- 5) if easements are indicted on the Final Plat, a note should be placed on the Final Plat stating that no structures may be placed or constructed within any easement without the permission of the easement holder;**
- 6) demolition of all structures, except one, with appropriate permits, prior to signing the Final Plat;**
- 7) 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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOT A 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 A – NONE. C. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. D. Revise NOTE #8 to read “All existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.” E. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. 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.);

- 8) *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, should meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.);*
- 9) *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*
- 10) *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). 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.

**SUB-002253-2022 SOUTHEASTERN FREIGHT LINES PARK SUBDIVISION, ADDITION TO
NOVEMBER 29, 2022**

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