



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 21, 2023

Thomas B. Clark, P.E.  
Clark, Geer, Latham & Associates, Inc.  
3901 Springhill Avenue  
Mobile, Alabama 36608

Re: 5761 U.S. Highway 90 West  
Theodore Veterinary Hospital Subdivision  
SUB-002584-2023  
Dr. Carl Myers  
District 4  
Subdivision of 2 lots, 3.97± acres

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

At its meeting on August 17, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section 6.C.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Coordination with staff to adjust the proposed common lot line between Lots 1 and 2 to allow Lot 1 to be outside of the AE flood zone;
2. Retention of the current right-of-way widths of U.S. Highway 90 West and the portion of the Highway 90 Service Road not to be vacated on the Final Plat;
3. Completion of the Right-of-Way Vacation process for the Highway 90 Service Road (proposed to be vacated) prior to signing the Final Plat;
4. Retention of the 25-foot minimum building setback line from the current right-of-way line along U.S. Highway 90 West, and from the proposed right-of-way line after vacation of a portion of the Highway 90 Service Road for Lot 1;
5. Retention of the existing 25-foot minimum building setback line for Lot 1 from the current right-of-way line of the Highway 90 Service Road not proposed to be vacated;
6. Retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
7. Revision of the plat to illustrate the 25-foot minimum building setback line on Lot 2 at a point where the lot is at least 60 feet wide;
8. Revision of the plat to illustrate the recorded 80-foot wide drainage easement along the centerline of Rabbit Creek on the Final Plat;

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9. 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;
10. Compliance with all Engineering comments noted in the staff report;
11. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
12. Compliance with all Urban Forestry comments noted in the staff report; and,
13. 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](mailto: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:



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Bert Hoffman

Deputy Director of Long Range Planning