



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 25, 2022

Johnny Holley
Thompson Engineering
3707 Cottage Hill Road
Mobile, Alabama 36609

Re: 163 Schillinger Road South
(Southeast corner of Schillinger Road South and Highland Avenue).
Council District 7
SUB-001914-2021
Schillingers Commerce Place Subdivision, Resubdivision of Lot 1
Number of Lots / Acres: 2 Lots / 10.8± Acres
Engineer / Surveyor: Thompson Engineering

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

At its meeting on January 20, 2022 the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission Tentatively Approved the application, with a waiver of Section V.D.1., subject to the following:

- 1) retention of the right-of-way width, and distance to the centerline of Schillinger Road South on the Final Plat;**
- 2) retention of the right-of-way width, and provision of the distance to the centerline of Highland Avenue on the Final Plat;**
- 3) retention of the 25-foot minimum building setback line along all frontages on the Final Plat;**
- 4) 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;**
- 5) removal of the note stating that the width and location of the 30' drainage easement is to be determined at the time of development of Lot 1A;**
- 6) placement of a note on the Final Plat stating that no structures are allowed in any easement without the permission of the easement holder;**
- 7) placement of a note on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations must be provided where the site adjoins any residential use;**

- 8) 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. Provide the Surveyor's and Owner's (notarized) signatures. C. Add a note to the ***SUBDIVISION PLAT*** stating that as shown on the 1984 aerial photos LOTS 1A and 1B 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 1A – NONE and LOT 1B –NONE. D. 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. E. 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.);
- 9) 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.);
- 10) 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
- 11) 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.

**SUB-001914-2021 Schillingers Commerce Place Subdivision, Resubdivision of Lot 1
January 25, 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