



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 25, 2014

Eric R. Engerson  
3748 Industrial Park Drive  
Mobile, AL 36693

**Re: 1716 Industrial Park Drive**  
(West side of Industrial Park Drive, 370'± North of Halls Mill Road extending  
West to Montlimar Drainage Canal).  
**SUB2014-00087 (Subdivision)**  
**Industrial Park Two Subdivision**  
1 Lot / 6.0± Acres

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

At its meeting on August 21, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Revision of the Final Plat to illustrate a 20' drainage and utility easement along the site's southeastern lot line;**
- 2) **Placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;**
- 3) **Retention of the lot size information in square feet and acres and 25' minimum building setback line on the Final Plat;**
- 4) **Placement of a note on the Final Plat limiting the lot to 2 curb-cuts, removal of any unused curb-cuts, with any changes to the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***
- 6) **Compliance with Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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 a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #84) LOT A will receive no historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. E. Include additional distance label for the west line of existing Lot 6 to clarify the 397.01 distance listed in the written legal description. F. Show and label all flood zones. G. Show and label each and every Right-Of-Way and easement. H. Provide and label the monument set or found at each subdivision corner. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's Certificate and Signature. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. M. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*

- 7) *Compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 8) *Compliance with 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 (State Act 61-929 and City Code Chapters 57 and 64).);*
- 9) *Compliance with Fire Department comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 10) *Completion of the Rezoning process; and*
- 11) *Completion of the Subdivision process prior any requests for Land Disturbance.*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat

**Industrial Park Two Subdivision**

**August 25, 2014**

(including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

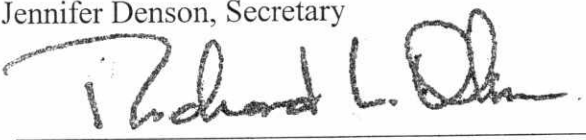
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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: 

Richard Olsen  
Deputy Director of Planning

cc: Byrd Surveying, Inc.



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**Re: 1716 Industrial Park Drive**  
(West side of Industrial Park Drive, 370'± North of Halls Mill Road extending West to Montlimar Drainage Canal).  
**ZON2014-01586 (Rezoning)**  
**1716 Industrial Park Drive, LLC**  
Rezoning from R-1, Single-Family Residential District, B-3, Community Business District, and I-1, Light Industry District, to I-1, Light Industry District, to eliminate split zoning.

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

At its meeting on August 21, 2014, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, B-3, Community Business District, and I-1, Light Industry District, to I-1, Light Industry District, to eliminate split zoning.

After discussion, it was decided to recommend for approval as a I-1, Light Industry District to the City Council subject to the following conditions:

- 1) **Obtainment of a Land Disturbance permit for all site improvements and building permits as necessary for interior improvements;**
- 2) **Full compliance with the tree and landscaping requirements of the Zoning Ordinance at such time that the total gross floor area of the site is increased and/or decreased by 50% or more;**
- 3) **Completion of the Subdivision process; and**
- 4) **Full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$323.30. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

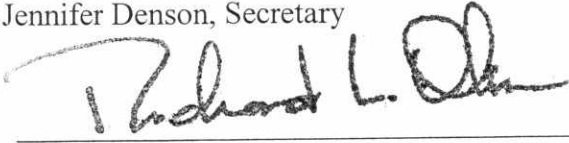
If you have any questions regarding this action, please call this office at 251-208-5895.

1716 Industrial Park Drive, LLC  
August 25, 2014

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

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Richard Olsen  
Deputy Director of Planning

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