



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 21, 2020

TPA Ventures, LLC  
1776 Peachtree St. NW, Suite 100  
Atlanta, GA 30309

**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-001441-2020**  
**Cypress Business Park Logistics Subdivision**  
**Number of Lots / Acres:** 3 Lots / 45.2+ Acres  
**Engineer / Surveyor:** Prime Engineering, Inc.

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

At its meeting on December 17, 2020, the Planning Commission considered the above referenced application.

**After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:**

- 1) Revision of the plat to reflect the vacation of the MAWSS and City drainage easements, with notations added to the plat;
- 2) Provision of the lot sizes in both square feet and acres, (or the provision of a table providing the same information);
- 3) Illustration of all other easements and placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement without the permission of the easement holder;
- 4) Illustration of compliant rights-of-way along all street frontages on the Final Plat;
- 5) Placement of the required the 25-foot minimum building setback line along all street frontages on the Final Plat;
- 6) Compliance with the City Engineering Comments: *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 reference, on the map and the description, to a monumented corner. C. Show/label existing property lines to be able to*

- differentiate between existing and proposed property lines. D. Provide and label the monument set or found at each subdivision corner. E. Add legible street names to the vicinity map. F. Provide a legend. There are numerous unknown markings, numbers, etc. that are shown on the drawing. G. Provide a proper Notary Public statement/signature block. H. The ROW between LOT 2 and LOT 3 shall be labeled as PRIVATE. This is NOT a public ROW. I. Provide a written description for the entire subdivision boundary. J. Review and revise the written descriptions. We were not able to recreate the boundary for LOTS 1, 2, and 3 due to errors in various written bearing and distance information. K. Provide a written legal description and matching bearing and distance labels for the proposed subdivision. L. Show and label all flood zones. New maps went into effect on June 5, 2020. M. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. N. Add a signature block for the Owner and Notary Public. O. Provide the Surveyor's and Owner's (notarized) signatures. P. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOTS 1, 2, and 3 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 1 – NONE, LOT 2 – NONE, LOT 3 – NONE. Q. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. R. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.;*
- 7) Compliance with the Traffic Engineering Comments: (Lot 1 is limited to four curb cuts and Lots 2 and 3 are limited to one curb cut each, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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. A traffic impact study has been submitted for proposed development on Lot 1 of this site and is currently under review by City staff. Offsite improvements may be necessary to mitigate the volume of traffic anticipated by this development);
  - 8) Prior to the issuance of a certificate of occupancy, the Developer will be required to complete, or cause to be completed, the off-site roadway improvements recommended in the Kimley Horn December 2020 Traffic Study, or alternate improvements as approved by the City Traffic Engineering Department, or to provide a bond for the timely completion of the improvements, for the benefit of the City and satisfactory to the City in all respects;
  - 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit;
  - 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); and
  - 11) Full compliance with all municipal codes and ordinances.

**Cypress Business Park Logistics Subdivision SUB-001441-2020**  
**December 21, 2020**

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 (including map book and page 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](mailto: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

cc: Creekline, Inc  
Prime Engineering, Inc.



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**Re: 4583 Cypress Business Park Drive**

(West side of Cypress Business Park Drive, extending to the East side of Interstate 10).  
Council District 4

**ZON-001442-2020**

**TPA Development Services, LLC (Adam Duerr, Agent)**

Rezoning from B-3, Community Business District, and B-5, Office-Distribution District,  
to B-5, Office Distribution District.

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

At its meeting on December 17, 2020, the Planning Commission considered Rezoning from B-3, Community Business District, and B-5, Office-Distribution District, to B-5, Office Distribution District.

**After discussion, the Planning Commission determined that following conditions prevail:**

- 1) The applicant has illustrated that there are changing conditions in the area which make a change in the Ordinance necessary and desirable; and
- 2) The applicant has illustrated that the subdivision of land into building sites makes reclassification of the land necessary and desirable.

**As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:**

- 1) Compliance with the Engineering Comments: *1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and*

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*issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters);*

- 2) Prior to the issuance of a certificate of occupancy, the Developer will be required to complete, or cause to be completed, the off-site roadway improvements recommended in the Kimley Horn December 2020 Traffic Study, or alternate improvements as approved by the City Traffic Engineering Department, or to provide a bond for the timely completion of the improvements, for the benefit of the City and satisfactory to the City in all respects; and
- 3) Full compliance with all municipal codes and ordinances.

The advertising fee for this application is **\$ 684.25**. Upon receipt of this fee (*check made out to the "City of Mobile"*), 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.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary



By: \_\_\_\_\_  
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Creekline, Inc.  
Prime Engineering, Inc.