



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 9, 2016

Thompson Properties, LLC  
2136 Marchfield Dr. W.  
Mobile, AL 36693

**Re: 5680, 5700 and 5720 Larue Steiner Road**  
(North side of Larue Steiner Road, 370'± West of U.S. Highway 90 West).  
Council District 4  
**SUB2016-00034 (Subdivision)**  
**Southern Industrial Park Subdivision**  
2 Lots / 6.7± Acres

Dear Applicant(s):

At its meeting on May 5, 2016, the Planning Commission considered the above referenced subdivision.

**After discussion and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:**

- 1) placement of a note on the Final Plat stating that no further re-subdivision of Lot 2 will be allowed until additional street frontage is provided;
- 2) labeling of the lot sizes in square feet and acres, or a table with the same information provided on the Final Plat;
- 3) retention of the 25' minimum building setback line on the Final Plat;
- 4) placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Larue Steiner Road and Lot 2 is limited to one curb cut to Larue Steiner Road, with their sizes, locations, and designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) a note stating that no structures shall be erected in any easements;
- 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) Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. C) Show and label the existing Lots 1, 2, and 5 that are referenced in the written description. D) Show and label Iron Works Road as "PRIVATE". E) Show and label each and every existing drainage easement within and adjacent to the proposed subdivision. F) The proposed subdivision receives drainage from a public street and will require a PUBLIC (Dedicated to the City of Mobile) drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. The existing drainage ditch that runs through LOT 1 and LOT 2 needs to be contained in a PUBLIC DRAINAGE EASEMENT. Additional width may be required to allow vehicular and equipment access. Additionally a PUBLIC DRAINAGE EASEMENT is required along the western property line of LOT 2. G) Show and label the existing adjacent lot lines at the NW side of LOT 2, including existing easements. H) Provide and label the monument set or found at each subdivision corner. I) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. K) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #91) the Lot(s) will receive NO historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. L) Add a note to the SUBDIVISION PLAT stating that LOT 1 and LOT 2 must provide stormwater detention for the 100 year (post-development) frequency storm event and limit the release rate to the 2 year (predevelopment) frequency storm event. M) 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. N) 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. O) Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.*

**Southern Industrial Park Subdivision**  
**May 9, 2016**


- P) After the Engineering Dept. Final Plat review is complete, provide a copy of the revised Final Plat along with the original when submitting for City Engineer signature.);*
- 7) **compliance with Traffic Engineering comments:** *Each lot is limited to one curb cut to Larue Steiner Road, 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.*
  - 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 2015-116 and City Code Chapters 57 and 64).);*
  - 9) **compliance with 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).);*
  - 10) **completion of the subdivision process prior to any requests for new construction; and**
  - 11) **compliance with applicable codes and ordinances.**

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 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**  
Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying & Engineering, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 9, 2016

Thompson Properties  
2136 Marchfield Drive West  
Mobile, AL 36693

**Re: 5680, 5700 and 5720 Larue Steiner Road**  
(North side of Larue Steiner Road, 370'± West of U.S. Highway 90 West).  
Council District 4  
**ZON2016-00813 (Sidewalk Waiver)**  
**Thompson Properties C/O Bob Thompson**

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

At its meeting on May 5, 2016, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

The Planning Commission approved the Sidewalk waiver request to waive construction of a sidewalk along LaRue Steiner Road; however future development or re-development of Lot 1 will necessitate a new application.


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