

**MOBILE CITY PLANNING COMMISSION**  
**LETTER OF DECISION**  
**CORRECTION**  
April 24, 2012

Standard Concrete Products, Inc.  
P.O. Box 1360  
Columbus, GA 31902

**Re: Case #SUB2012-00027 (Subdivision)**  
**Standard Concrete Products Inc. Subdivision**  
7600 Mitsubishi Lane  
(East terminus of Mitsubishi Lane)  
**Number of Lots / Acres:** 2 Lots / 130.3± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat stating that the size, location, and design of any new curb-cuts are proposed, to be approved by Traffic Engineering, in conformance to AASHTO standards;**
- 2) **labeling of the lot with its size in square feet;**
- 3) **provision of the 25-foot minimum building setback line along 100-foot easement;**
- 4) **approval of a Planned Unit Development (PUD) application to the Planning Commission prior to development, as necessary;**
- 5) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 6) **compliance with Engineering comments: “Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. Any proposed development will need to be in conformance with the Stormwater Management and Flood Control Ordinance;”**

**Standard Concrete Products Inc. Subdivision**

**April 20, 2012**

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- 7) **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;”* and,
- 8) **completion of the Subdivision process prior to any application for land disturbance or building permits.**

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 (DXF or DWG – AutoCAD 2007 compatible) 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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: The Industrial Development Board of the City of Mobile, AL  
Rowe Surveying & Engineering Co., Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 20, 2012

Standard Concrete Products Inc.  
P.O. Box 1360  
Columbus, GA 31902

**Re: Case #ZON2012-00747 (Rezoning)**  
**Standard Concrete Products Inc.**  
7600 Mitsubishi Lane  
(East terminus of Mitsubishi Lane)  
Rezoning from I-1, Light-Industry District, and I-2, Heavy-Industry District, to I-2, Heavy-Industry District to allow a concrete manufacturing facility and eliminate split zoning.  
Council District 4

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission considered your request for a change in zoning from I-1, Light-Industry District, and I-2, Heavy-Industry District, to I-2, Heavy-Industry District to allow a concrete manufacturing facility and eliminate split zoning.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following condition:

- 1) completion of the subdivision process;**
- 2) submission and approval of a Planned Unit Development (PUD) application to the Planning Commission at the time of development;**
- 3) compliance with the landscaping and tree requirements of the Zoning Ordinance; and,**
- 4) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$250.15**. 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.

**Standard Concrete Products Inc.**

**April 20, 2012**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: The Industrial Development Board of the City of Mobile, AL  
Rowe Surveying & Engineering Co., Inc.