



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 12, 2020

Thompson Engineering, Inc.  
2970 Cottage Hill Rd, Suite 190,  
Mobile, AL 36606

**Re: 5535 Linwood Steiner Road and 5575 U.S. Highway 90 West**  
(East side of Linwood Steiner Road / U.S. Highway 90 West, 100'± North of Kooiman Road, extending to the North side of Kooiman Road, 200'± East of U. S. Highway 90 West).  
Council District 4  
**SUB-001327-2020 (Subdivision)**  
**Highway 90 – Interstate 10 Business Park Subdivision**  
**Number of Lots / Acres: 1 Lot / 1.7± Acre**

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

At its meeting on August 6, 2020, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.2. of the Subdivision Regulations, and Tentatively Approved the request, subject to the following conditions:

- 1) Verification of the existing minimum right-of-way width of U.S. Highway 90 West, and where less than 180 feet overall, dedication to provide 90 feet from centerline;
- 2) Retention of the lot sizes in square feet and acres;
- 3) Revision of the plat to depict the 25' minimum building setback lines along the entire frontage of each lot;
- 4) Full compliance with 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 reference, on the map and the description, to a monumented corner. C. Provide and label the monument set or found at each subdivision corner. D. Remove the County Engineer's signature block from the plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. E. Remove the Mobile County Engineering Department note listed under NOTES. This proposed subdivision is*

*located within the city limits. The County Engineering Dept. no longer reviews/comments on subdivision plats within the municipal limits of the City of Mobile. F. Check and revise the first sentence of the written legal description "...above 4 mentioned Lot 4..." G. Add a signature block for the Traffic Engineering Dept. and the City Engineer. H. Provide the Surveyor's and Owner's (notarized) signatures. I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #93) LOTS 4-A and 4-B 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 4-A – 35,000 sf and LOT 4-B – 5,000 sf. 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 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. L. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. O. 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.);*

- 5) Placement of a note on the site plan stating the following Traffic Engineering comments: (US Highway 90 West is an ALDOT maintained roadway and as part of permitting for access on that route offsite improvements may be necessary. Owner/Developer must coordinate and permit any improvements in said right-of-way with ALDOT. Lot 4-A is limited to one curb cut to Linwood Steiner Road, two curb cuts to Kooiman Road and no more than one curb cut to US Highway 90 West. Driveway size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Lot 4B should be limited to one curb cut per street frontage. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) 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). 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.); and*



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**August 12, 2020**

- 7) **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)".*

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: Frank E. Leatherwood, III



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 12, 2020

QuickTrip Corporation  
4705 South 129<sup>th</sup> East Ave,  
Tulsa, OK 74134

**Re: 5535 Linwood Steiner Road and 5575 U.S. Highway 90 West**  
(East side of Linwood Steiner Road / U.S. Highway 90 West, 100'± North of Kooiman Road, extending to the North side of Kooiman Road, 200'+/- East of U. S. Highway 90 West).  
Council District 4  
**ZON-001328-2020 (Rezoning)**  
**QuikTrip Corporation**  
Rezoning from B-3, Community Business District and B-5, Office-Distribution District to B-3, Community Business District.

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

At its meeting on August 6, 2019, the Planning Commission considered your request for a Rezoning from B-3, Community Business District and B-5, Office-Distribution District to B-3, Community Business District.

**After discussion, the Planning Commission determined that following condition prevails:**

- i. Subdivision of land. The subdivision or imminent subdivision of land into urban building sites makes reclassification 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) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$227.05. 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.

**QuikTrip Corporation (ZON) ZON-001328-2020**  
**August 12, 2020**

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: Frank E. Leatherwood, III