



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 26, 2020

Circle K Store #2708243
4362 Government Blvd
Mobile, AL 36693

Re: 4350 and 4362 Government Boulevard
(Northwest corner of Government Boulevard and Polaris Drive).
Council District 4
SUB-001321-2020
Skyland Park Subdivision, Addition to
Number of Lots / Acres: 2 Lots / 1.6± Acres
Engineer / Surveyor: Clark, Geer, Latham, and Associates

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

At its meeting on August 20, 2020, the Planning Commission considered the above referenced subdivision.

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

- 1) revision of the plat to provide a 25' minimum side street yard building setback line along Highway 90 Drive for Lot A;
- 2) revision of the plat to provide a 25' minimum building setback line along Highway 90 Drive for the expanded portion of Lot B;
- 3) revision of the plat to provide a 10' minimum building setback line along the East property line from the West terminus of Highway 90 Drive for Lot B;
- 4) retention of the 25' minimum building setback line along Government Boulevard for Lot B;
- 5) provision of a 25' (or greater) minimum building setback line along Polaris Drive;
- 6) retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 7) compliance with the 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 a*

drawing that depicts the subdivision boundary in a thicker/bolder line than the other lines. C. Provide a written legal description for the subdivision boundary. D. Provide a LEGEND. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate. 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 22 - #90) LOTS A and 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 A - 4,000 sf and LOT B - 16,000 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 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. L. 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. M. 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. N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O. 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 prior to obtaining any signatures. No signatures are required on the drawing. P. 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.);

- 8) *placement of a note on the Final Plat stating the Traffic Engineering comments: (Government Boulevard (US Highway 90) is an ALDOT maintained roadway. The site is limited to no more than its existing curb cuts with any changes in size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. 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.);*
- 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) *completion of the Rezoning process prior to signing the Final Plat.*

**Skyland Park Subdivision, Addition to
August 26, 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.


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: Clark, Gear, Latham & Associates



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 26, 2020

Circle K Store #2708243
4362 Government Blvd
Mobile, AL 36693

Re: 4350 and 4362 Government Boulevard
(Northwest corner of Government Boulevard and Polaris Drive).
Council District 4
ZON-001324-2020
Circle K at Skyland Park, Addition to
Rezoning from R-1, Single Family Residential to B-2, Neighborhood Business District
for proposed Lot B.

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

At its meeting on August 20, 2020, the Planning Commission considered your request for a change in zoning from R-1, Single Family Residential to B-2, Neighborhood Business District for proposed Lot B.

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

- i. Error. There is a manifest error in the chapter.**
- ii. 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) maintenance of a residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residentially zoned properties;**
- 2) completion of the Rezoning process prior to signing the Final Plat for the Subdivision;**
and
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$335.30**. 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.

Circle K at Skyland Park, Addition to ZON-001324-2020
August 26, 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:

A handwritten signature in dark ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning

cc: Clark, Geer, Latham & Associates