



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 13, 2019

Kenny Do
10720 Cornerstone Court
Mobile, AL 36608

Re: 2350 & 2356 Airport Boulevard

(Northeast corner of Airport Boulevard and Pinehill Drive, extending to the Northwest corner of Airport Boulevard and Morgan Avenue).

Council District 1

SUB-001085-2019 (Subdivision)

Kenny Do Subdivision

1 Lot / 0.8± Acre

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

At its meeting on November 7, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.D.2. and V.D.9. of the Subdivision Regulations, and Tentatively Approved the request, subject to the following conditions:

- 1) retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 2) provision of dedication sufficient to provide 25 feet as measured from the centerline of both Morgan Avenue and Pinehill Drive, as appropriate;
- 3) provision of dedication sufficient to provide 40 feet as measured from the centerline of Airport Boulevard, as appropriate;
- 4) provision of a corner radius in compliance with Section V.D.6. of the Subdivision Regulations at the Northwest corner of Airport Boulevard and Morgan Avenue and at the Northeast corner of Airport Boulevard and Pinehill Drive;
- 5) revision of the minimum building setback, adjusted for dedication;
- 6) compliance with the Engineering comments: *FINAL PLAT 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. Add street names to the vicinity map. C. Dedicate the corner radius (15') at the southwest and the southeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #79) LOT 1 will receive some historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. F. 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. G. 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) placement of a note on the Final Plat stating the Traffic Engineering comments: (Lot 1 is limited to no more than its existing curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 the Urban Forestry comments: [No heritage trees on lot(s) or trees in right-of-way, but the following still applies. 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
 - 9) 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).].

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.

Kenny Do Subdivision
November 13, 2019

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: Le Quyen
S.E. Civil Engineering & Surveying