



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 24, 2016

Alabama Pecan Development  
c/o Robert D. Brown  
1356-A Repoll Road  
Mobile, AL 36695

**Re: Northwest corner of Airport Boulevard and Calvert Road North**  
County  
**SUB2016-00103**  
**Lumpkin Subdivision**  
1 Lot / 2.0± Acres

Dear Applicant(s):

At its meeting on October 20, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) dedication to provide 50' from the centerline of Airport Boulevard;
- 2) dedication of a 25' corner radius at the intersection of Airport Boulevard and Calvert Road North;
- 3) dedication of a 25' corner radius at the Northeast corner of the site at the turn of Calvert Road North;
- 4) revision of the 25' minimum building setback line along Airport Boulevard to be measured from required dedication;
- 5) revision of the plat to label the lot with its size in both square feet and acres, after required dedications; or the furnishing of a table on the Final Plat providing the same information;
- 6) placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Airport Boulevard, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating that if Lot 1 is developed commercially, access is denied to all portions of Calvert Road North;

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- 8) placement of a note on the Final Plat stating that Lot 1 is denied access to Calvert Road North until it is improved;
- 9) if any easements are illustrated on the Final Plat, a note is required on the Final Plat stating that no structures may be placed or constructed within any easement;
- 10) placement of a note on the Final Plat stating that the site must comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 11) placement of a note on the Final Plat stating that if the site is developed commercially and adjoins residentially developed property, a buffer must be provided, in compliance with Section V.A.8. of the Subdivision Regulations; and
- 12) compliance with the Fire Department comments: *[Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).]*

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:     Speaks & Associates Consulting Engineers, Inc.