



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 10, 2015

SKCO Investments Corp
P.O. Box 851689
Mobile, AL 36619

Re: Case #SUB2015-00002
SKCO Subdivision, Resubdivision of
7354, 7410 and 7450 Airport Boulevard
(Northeast corner Airport Boulevard and Border Circle West).
2 Lots / 4.6± Acres

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

At its meeting February 5, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **de-annexation of the rear portion of Lot 2 from the City of Mobile into the County prior to signing the Final Plat;**
- 2) **dedication of a 25' corner radius at the Northwest corner of Airport Boulevard and Border Circle West;**
- 3) **placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Airport Boulevard and one curb cut to Border Circle West, and Lot 2 is limited to one curb cut to Border Circle West, with the size, location and design to be approved by Traffic Engineering;**
- 4) **retention of the labeling of the lot sizes in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **retention of the 25' minimum building setback line along all street frontages on the Final Plat;**
- 6) **placement of a note on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations, shall be provided along all portions of Lot 1 bordering on residential properties within the County;**

- 7) placement of a note on the Final Plat stating that if Lot 2 is developed commercially, a buffer, in compliance with Section V.A.8. of the Subdivision Regulations, shall be provided where the lot borders residential properties;
- 8) subject to the Engineering comments: *[The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. 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. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 17 - #77) the Lot(s) will receive the following 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. C. 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. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.];*
- 9) subject to the Traffic Engineering comments: *(Lot 1 is limited to two curb cuts to Airport Boulevard and one curb cut to Border Circle West, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 2 is limited to its existing curb cut to Border Circle West, with size, location and design to be approved by Mobile County Engineering.);*
- 10) subject to 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 61-929 and City Code Chapters 57 and 64.); and*
- 11) subject to the 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

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

**SKCO Subdivision, Resubdivision of
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(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.

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: 
Richard Olsen
Deputy Director of Planning

cc: Polysurveying