



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2018

Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, AL 36606

Re: 2720 Government Boulevard
(Northwest corner of Government Boulevard and Fairway Drive).
Council District 5
SUB-000469-2018 (Subdivision)
KESCO Subdivision

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

At its meeting on May 3, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.B.2. and VII.A.2. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) retention of the dedication of the corner radius at Fairway Drive and Sullivan Avenue per Section V.D.6. of the Subdivision Regulations;
- 2) retention of the dedication of the corner radius at Government Boulevard and Fairway Drive per Section V.D.6. of the Subdivision Regulations;
- 3) retention of the lot size in square feet and acres;
- 4) placement of a note on the Final Plat stating the lot should be limited to one curb cut each to Fairway Drive and Sullivan Avenue, with size, location and design of new curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating that the lot is denied direct access to the Government Boulevard Service Road;
- 6) illustrate the 25' minimum building setback line along all frontages;
- 7) 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 and label the monument set or found at each subdivision corner. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's Certificate and Signature. E. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos photo (FLIGHT 26 - #81) LOT A will receive 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 a Land Disturbance Permit application). 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. H. 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. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.);

- 8) compliance with Traffic Engineering comments (Government Boulevard (US Highway 90) and its Service Road are ALDOT maintained roadways. Lot is denied access to the Service Road and limited to one curb cut each to Fairway Drive and Sullivan Avenue with 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.);*
- 9) 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).); and*
- 10) compliance with Fire 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

KESCO Subdivision
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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

Jennifer Denson, Secretary

By: 
Bert Hoffman
Principal Planner

cc: Word of Life Church at Mobile
Kitchen Equipment & Supply



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2018

Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, AL 36606

Re: 2720 Government Boulevard
(Northwest corner of Government Boulevard and Fairway Drive).
Council District 5
ZON-000470-2018 (Rezoning)
KESCO Subdivision

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

At its meeting on May 3, 2018, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, to B-3, Community Business District, to allow retail businesses with office and warehouse space.

After discussion, the Planning Commission decided to recommend a change in zoning to the City Council as a B-2, Neighborhood Business District, to B-3, Community Business District, 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 \$267.40. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: 
Bert Hoffman
Principal Planner

cc: Word of Life Church at Mobile
Kitchen Equipment & Supply