



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

Skywater, LLC  
c/o R. E. Michel  
1 R. E. Michel Drive  
Glen Burnie, MS 21060

**Re: 351 & 401 Western Drive and 3216 and 3224 Moffett Road**  
(North side of Moffett Road, 320'± West of Western Drive extending to the West side of Western Drive 320'± North of Moffett Road).  
Council District 1  
**SUB2016-00006 (Subdivision)**  
**Delchamps Commercial Subdivision, Resubdivision of Lots 1 & 2**  
2 Lots / 7.0± Acres

Dear Applicant(s):

At its meeting on February 18, 2016, the Planning Commission considered the above referenced subdivision.

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

- 1) retention of the lot sizes in square feet and acres;
- 2) retention of the 25' minimum building setback line along both frontages;
- 3) placement of a note on the site plan stating that Lots 1 and 2 should be limited to no more than two curb cuts each, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards;
- 4) full compliance with the Traffic Engineering comments (*Moffett Road is an ALDOT maintained roadway. Lots 1 and 2 are limited to no more than two curb cuts each, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);

- 5) full compliance with Engineering comments (*The following 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. Review and revise the written legal description to include the existing description of property. C. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. D. Show and label each and every existing and proposed Right-Of-Way and easement. 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 and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. 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. J. 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. K. 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. L. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. M. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature);*
- 6) compliance with 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)*);
- 7) 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 61-929 and City Code Chapters 57 and 64).*).

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).


**Delchamps Commercial Subdivision, Resubdivision of Lots 1 & 2**  
**February 23, 2016**

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: Mt. Olive Baptist Church #1  
Frank A. Dagley & Associates, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

Skywater, LLC  
c/o R. E. Michel  
1 R. E. Michel Drive  
Glen Burnie, MD 21060

**Re: 351 & 401 Western Drive and 3216 and 3224 Moffett Road**  
(North side of Moffett Road, 320'± West of Western Drive extending to the West side of Western Drive 320'± North of Moffett Road).  
Council District 1  
**ZON2016-00139 (Rezoning)**  
**Skywater, LLC**

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

At its meeting on February 18, 2016, the Planning Commission considered your request for a change in zoning from B-1, Buffer-Business District, to B-3, Community Business District and I-1, Light-Industry District, to allow a distribution warehouse.

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

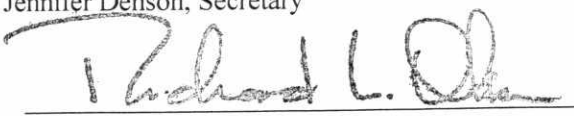
- 1) completion of the Subdivision process; and
- 2) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$229.15. 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:   
Richard Olsen  
Deputy Director of Planning

cc: Mt. Olive Baptist Church #1