



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2019

Byrd Surveying  
2609 Halls Mill Rd  
Mobile, AL 36606

**Re: 2720 Government Boulevard**

(Northwest corner of Government Boulevard and Fairway Drive extending to the Northeast corner of Fairway Drive and Sullivan Avenue).

Council District 5

**SUB-000842-2019**

**KESCO Subdivision, Revised**

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

At its meeting on March 21, 2019, the Planning Commission considered the above referenced subdivision.

**This discussion the application was granted Tentative Approval, subject to the following conditions:**

- 1) retention of the dedicated corner radius at Fairway Drive and Sullivan Avenue per Section V.D.6. of the Subdivision Regulations;
- 2) retention of the dedicated 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) retention of the 25' minimum building setback line along all frontages;
- 5) 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 a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. C. 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.*
- 6) placement of a note on the final plat requiring full compliance with Traffic Engineering comments *(Government Boulevard (US Highway 90) and its Service Road are ALDOT maintained roadways. Lot is limited to one curb cut each to Government Boulevard Service Road and Sullivan Avenue and two curb cuts to Fairway Drive with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking,*

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*including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*


- 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 2015-116 and City Code Chapters 57 and 64).); and*
- 8) *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 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](mailto: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:   
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Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Kitchen Equipment & Supply  
Mark Hammond