



# CITY OF MOBILE

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## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

November 13, 2013

Volunteers of America  
600 Azalea Road  
Mobile, AL 36609

**Re: Case #SUB2013-00050 (Subdivision)**  
**Harris Place Subdivision, Resubdivision of Lot 1**  
1000 Farnell Lane  
(West side of Farnell Lane at the East terminus of Brossett Street).  
2 Lots / 0.9± Acre

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

At its meeting on November 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) *placement of a note on the final plat stating each lot shall be limited to one curb-cut to Farnell Lane, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 2) *placement of a note on the final plat stating that a buffer in compliance with Section V.A.8. of the Subdivision Regulations will be required;*
- 3) *submission of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Final Plat;*
- 4) *placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;*
- 5) *compliance with Engineering comments: "1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 3. Add a note to the plat stating that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from*

**Harris Place Subdivision, Resubdivision of Lot 1**  
**November 13, 2013**

*grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 4. Add a note that the existing, shared curb cut must be maintained by the Owner of Lot B. 5. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. 6. Provide a signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. 7. The existing gravel drive on Farnell Lane appears to be a part of a shared driveway with the parcel to the north (998 Farnell Ln). The curbcut will need to be brought up to current standards prior to obtaining the City Engineer's signature on the Plat.”;*

- 6) compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards”;*
- 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)”;* and
- 8) compliance with Fire 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.”*

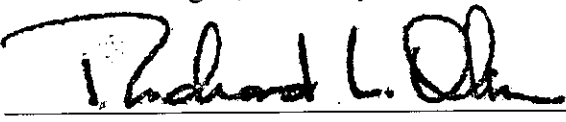
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Rowe Surveying & Engineering Co., Inc.



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**Re: Case #ZON2013-01824 (Planned Unit Development)**  
**Harris Place Subdivision, Resubdivision of Lot 1**  
1000 Farnell Lane  
(West side of Farnell Lane at the East terminus of Brossett Street).  
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on November 7, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) provision of protection buffers must be made where the site abuts residentially zoned or residentially utilized properties in accordance with chapter 64-4.D.1 of the Zoning Ordinance;*
- 2) provision of only three parking spaces with bumper stops on lot B;*
- 3) submission of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Final Plat;*
- 4) permits for compliance will be required for tree planting, buffers, and bumper stops prior to the signing of the Final Plat;*
- 5) full compliance with all other municipal codes and ordinances;*
- 6) compliance with Engineering comments: "1. Add a note to the PUD drawing stating that any work performed in the existing ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any site improvements on the property."*

**Harris Place Subdivision, Resubdivision of Lot 1 PUD**  
**November 13, 2013**

*These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 3. Add a note to the PUD drawing stating that any existing or proposed dumpster pad(s) must be designed to collect storm water in a separate surface drain that is connected to the Sanitary Sewer system. 4. Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters.”;*

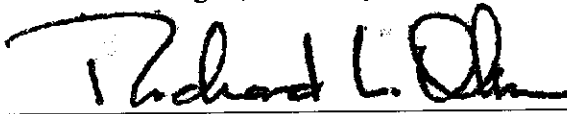
- 7) compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards”;*
- 8) compliance with Urban Forestry comments: “Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64)”;* and
- 9) compliance with Fire 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.”*

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

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