



# CITY OF MOBILE

SAMUEL L. JONES  
MAYOR

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 17, 2013

OFFICE OF THE CITY COUNCIL  
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Volunteers of America  
61 St. Joseph Street  
Mobile, Alabama 36609

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

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

At its meeting on July 11, 2013, the Planning Commission considered the above referenced subdivision.

After discussion, this application was heldover until the September 5, 2013 meeting, with revisions due by Monday, July 15, 2013 to address the following:

- 1) submission of a Planned Unit Development application, to include a tree and landscaping plan, for the proposed lot B;
- 2) submission of written documentation explaining the use of the two purposed lots and justification for a flag lot for lot B;
- 3) 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;
- 4) 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;
- 5) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 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 storm water detention will be required for any future addition(s) and/or land disturbing activity 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 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.); and*

- 6) 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.

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.