



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

Penny Enterprises, LLC  
7778-B McKinley Avenue  
Mobile, AL 36608

**Re: 8401 Howells Ferry Road**  
(South terminus of Eunice Drive).  
County  
**SUB-000184-2017**  
**Penny Lakes Subdivision**

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

At its meeting on September 7, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of 80' right-of-way width to Howells Ferry Road;**
- 2) Retention of the 25' minimum setback line along Howells Ferry Road, adjusted for dedication;**
- 3) Retention of the lot size information in both square and in acres on the Final Plat;**
- 4) Provision of a minimum of a 50' right-of-way width along the proposed Perry Lane;**
- 5) Retention of 30' minimum setback line along the proposed Perry Lane;**
- 6) Placement of a note stating that no structures shall be erected in any easement;**
- 7) Placement of a note on the Final Plat stating each lot is limited to one curb cut to Penny Lane, and denied direct access to Howells Ferry Road, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 8) Placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;**
- 9) Compliance with Engineering Comments and placement as a note on the Final Plat: *(A portion of the site may be located within the J.B. Converse watershed, the primary drinking water supply for the Mobile Area Water and Sewer System. Consultation with the Mobile***

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*County Engineering Department should be undertaken to determine if the site is within the watershed. If it is determined to be within the watershed, the site must be designed to comply with Mobile County Engineering Department's requirements (and Section V.A.5. of the Subdivision Regulations) for sites located within the J.B. Converse watershed. Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);*

- 10) Compliance with Fire Comment:** *(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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC); and*
- 11) Placement of a not stating that maintenance of the common areas shall be the responsibility of the property owners, and not Mobile County.**

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.

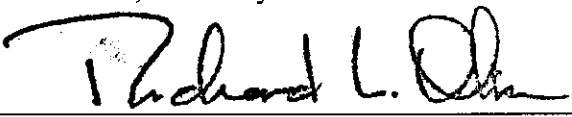
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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 & Zoning

cc: Austin Engineering Co., Inc.