



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 12, 2016

Broadstreet Partners, LLC
148 River Street, Suite 205
Greenville, SC 29601

Re: 102, 142 A & B and 150 West Drive
(West side of West Drive, at West terminus of Pherin Woods Court).
Council District 6
SUB2016-00066 (Subdivision)
The Farm Subdivision
1 Lot / 9.2± Acres

Dear Applicant(s):

At its meeting on July 7, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission held the request over until the August 4, 2016 meeting with revisions due by July 21st, to address the following:

- 1) placement of a note on the preliminary plat stating the lot size in square feet and acres;
- 2) retention of the 25' minimum building setback line along West Drive;
- 3) placement of a note on the site plan stating that the lot is limited to no more than two curb cuts to either West Drive or the future roadway to the west, with the secondary access as needed for emergency ingress/egress, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) full compliance with the Traffic Engineering comments (*A traffic impact study was submitted for this site. The only off-site improvement warranted in the traffic study was the construction of an eastbound right turn lane on Old Shell Road at West Drive. The warrant was marginally met, and utility restrictions would make the improvement difficult to accomplish. The developer has proposed to construct an access roadway in the currently unopened alley that will provide secondary access to Old Shell Road, reducing the impacts to West Drive. Currently the plan illustrates the access roadway to be one-way southbound. It is recommended that the roadway be revised to be either one-way northbound, or revised to allow two-way traffic. Since the roadway will be constructed in City right-of-way, the developer is responsible for its construction to City standards for it to be accepted for maintenance by the City. Site is limited to no more than two curb cuts to either West Drive or the future roadway to the west, with the*

The Farm Subdivision
July 12, 2016

secondary access as needed for emergency ingress/egress. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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. Show and label each and every Right-Of-Way and easement. C. Provide and label the monument set or found at each subdivision corner. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Show the property owner information for the adjoining parcels. H. 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. I. 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. J. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies 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).*

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: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 12, 2016

Broadstreet Partners, LLC
148 River Street, Suite 205
Greenville, SC 29601

Re: 102, 142 A & B and 150 West Drive
(West side of West Drive, at West terminus of Pherin Woods Court).
Council District 6
ZON2016-01274 (Planned Unit Development)
The Farm Subdivision

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

At its meeting on July 7, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking.

After discussion, the Planning Commission held the request over until the August 4, 2016 meeting with revisions due by July 21st, to address the following:

- 1) **revision of the site plan to indicate that the site will provide full compliance with landscaping and tree planting requirements of the Zoning Ordinance;**
- 2) **placement of a note on the site plan stating that the lot is limited to no more than two curb cuts to either West Drive or the future roadway to the west, with the secondary access as needed for emergency ingress/egress, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **revision of the site plan to illustrate a residential buffer compliant with Section 64- 4.D.1. of the Zoning Ordinance where adjacent to R-1, Single-Family Residential District;**
- 4) **revision of the site plan to indicate either a dumpster connected to sanitary sewer and an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance, or placement of a note stating that curb-side pickup will be utilized;**
- 5) **revision of the site plan to show parking space striping;**

- 6) revision of the site plan to illustrate a sidewalk along West Drive;
- 7) revision of the site plan to indicate that the alley will be a minimum of 20' wide to accommodate fire access
- 8) compliance with Engineering Department comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.*);
- 9) full compliance with the Traffic Engineering comments (*A traffic impact study was submitted for this site. The only off-site improvement warranted in the traffic study was the construction of an eastbound right turn lane on Old Shell Road at West Drive. The warrant was marginally met, and utility restrictions would make the improvement difficult to accomplish. The developer has proposed to construct an access roadway in the currently unopened alley that will provide secondary access to Old Shell Road, reducing the impacts to West Drive. Currently the plan illustrates the access roadway to be one-way southbound. It is recommended that the roadway be revised to be either one-way northbound, or revised to allow two-way traffic. Since the roadway will be constructed in City right-of-way, the developer is responsible for its construction to City standards for it to be accepted for maintenance by the City. Site is limited to no more than two curb cuts to either West Drive or the future roadway to the west, with the secondary access as needed for emergency ingress/egress. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.*);
- 10) 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).*

The Farm Subdivision PUD
July 12, 2016

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: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 12, 2016

Broadstreet Partners, LLC
148 River Street, Suite 205
Greenville, SC 29601

Re: 102, 142 A & B and 150 West Drive
(West side of West Drive, at West terminus of Pherin Woods Court).
Council District 6
ZON2016-01273 (Rezoning)
Broadstreet Partners, LLC

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

At its meeting on July 7, 2016, the Planning Commission considered your request for a change in zoning from from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District, to allow an apartment complex.

After discussion, the Planning Commission held the request over until the August 4, 2016 meeting with revisions due by July 21st, to address the following:

- 1) provision of justification of the rezoning request, as required by the Zoning Ordinance;**
- 2) revision of the site plan to indicate that the site will provide full compliance with landscaping and tree planting requirements of the Zoning Ordinance;**
- 3) revision of the site plan to illustrate a residential buffer compliant with Section 64- 4.D.1. of the Zoning Ordinance where adjacent to R-1, Single-Family Residential District;**
- 4) revision of the site plan to indicate either a dumpster connected to sanitary sewer and an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance, or placement of a note stating that curb-side pickup will be utilized;**
- 5) revision of the site plan to show parking space striping;**
- 6) revision of the site plan to illustrate a sidewalk along West Drive;**
- 7) revision of the site plan to indicate that the alley will be a minimum of 20' wide to accommodate fire access;**

Broadstreet Partners, LLC REZ
July 12, 2016

- 8) full compliance with the Traffic Engineering comments (*A traffic impact study was submitted for this site. The only off-site improvement warranted in the traffic study was the construction of an eastbound right turn lane on Old Shell Road at West Drive. The warrant was marginally met, and utility restrictions would make the improvement difficult to accomplish. The developer has proposed to construct an access roadway in the currently unopened alley that will provide secondary access to Old Shell Road, reducing the impacts to West Drive. Currently the plan illustrates the access roadway to be one-way southbound. It is recommended that the roadway be revised to be either one-way northbound, or revised to allow two-way traffic. Since the roadway will be constructed in City right-of-way, the developer is responsible for its construction to City standards for it to be accepted for maintenance by the City. Site is limited to no more than two curb cuts to either West Drive or the future roadway to the west, with the secondary access as needed for emergency ingress/egress. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.*); and
- 9) 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).*)

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: Rowe Engineering & Surveying, Inc.