



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 8, 2021

William H. Farnell
6130 Pherin Woods Court
Mobile, AL 36608

Re: 6130 and 6138 Pherin Woods Court
(North side of Pherin Woods Court, 90'+ East of West Drive).
Council District 6
SUB-001502-2021 (Subdivision)
Pherin Woods Subdivision, Resubdivision of Lots 2A and 4A
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying

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

At its meeting on March 4, 2021, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) retention of the 20' minimum front building setback on the Final Plat;
- 2) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a typical lot diagram on the Final Plat indicating a minimum eight-foot side yard setback on one side, a minimum five-foot side yard setback on the other side, and eight-foot rear yard setback, and the 20-foot minimum front building setback line;
- 4) placement of a note on the Final Plat beside the typical lot diagram stating " 8'-0" SIDE YARD TO BE MAINTAINED AS INDICTAED, OPPOSITE SIDE YARD MAY BE 5'-0". WINDOW WALLS SHALL NOT BE LESS THAN 8'-0" FROM SIDE YARD PROPERTY LINE";
- 5) placement of a note on the Final Plat beside the typical lot diagram stating "ADDITIONAL REAR YARD SETBACK FOR NON-HABITABLE DETACHED STRUCTURES MIN. 8'-0" FROM REAR PROERTY LINE BE OBSERVED IN CONJUNCTION WITH REQUIRED SIDE YARD SETBACKS";
- 6) placement of a note on the Final Plat stating that the maximum site coverage by all structures on all lots shall not exceed 35% of the lot area;

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- 7) placement of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 8) subject to the 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 the Surveyor's and Owner's (notarized) signatures. C. Add a note 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. D. Add a note 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. E. 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. F. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. H. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*
- 9) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) subject to the 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 11) subject to the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 12) placement of a note on the Final Plat stating that the site is limited to an approved Planned Unit Development; and

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- 13) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to the signing of the Final Plat.

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.

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:



Margaret Pappas

Deputy Director of Planning and Zoning

cc: POLYSURVEYING



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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William H. Farnell
6130 Pherin Woods Court
Mobile, AL 36608

Re: 6130 and 6138 Pherin Woods Court

(North side of Pherin Woods Court, 90'± East of West Drive).
Council District 6

PUD-001527-2021 (Planned Unit Development)

Pherin Woods Subdivision, Resubdivision of Lots 2A and 4A

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow reduced setbacks in a single-family residential subdivision.

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

At its meeting on March 4, 2021, the Planning Commission considered the above referenced Planned Unit Development:

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for simple relocation of a common interior lot line;
- b) the proposal promotes the objectives of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because building setbacks can be reduced and still retain standard site coverage allowances and setbacks from properties outside the PUD;
- c) the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because the proposed site plan is very similar to that of the previously approved Planned Unit Development;
- d) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to develop the site as planned.

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The Approval is subject to the following conditions:

- 1) retention of the 20' minimum front building setback on the site plan;
- 2) retention of the lot size labels in both square feet and acres on the site plan, or the furnishing of a table on the site plan providing the same information;
- 3) placement of a typical lot diagram on the site plan indicating a minimum eight-foot side yard setback on one side, a minimum five-foot side yard setback on the other side, and eight-foot rear yard setback, and the 20-foot minimum front building setback line;
- 4) placement of a note on the site plan beside the typical lot diagram stating " 8'-0" SIDE YARD TO BE MAINTAINED AS INDICTAED, OPPOSITE SIDE YARD MAY BE 5'-0". WINDOW WALLS SHALL NOT BE LESS THAN 8'-0" FROM SIDE YARD PROPERTY LINE";
- 5) placement of a note on the site plan beside the typical lot diagram stating "ADDITIONAL REAR YARD SETBACK FOR NON-HABITABLE DETACHED STRUCTURES MIN. 8'-0" FROM REAR PROERTY LINE BE OBSERVED IN CONJUNCTION WITH REQUIRED SIDE YARD SETBACKS";
- 6) placement of a note on the site plan stating that the maximum site coverage by all structures on all lots shall not exceed 35% of the lot area;
- 7) placement of a note on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 8) subject to the Engineering 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 Permitting 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 and paving 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 9) placement of a note on the site plan stating the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) subject to the 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). Private*

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removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);

- 11) subject to the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 12) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to the signing of the Final Plat for the associated Subdivision; and
- 13) full compliance with all other municipal codes and ordinance.

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.


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:



Margaret Pappas
Deputy Director of Planning and Zoning

cc: POLYSURVEYING