

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2010

Arc Terminals Holdings, LLC
500 Viaduct Rd.
Chickasaw, AL 36611

Re: Case #ZON2010-01980 (Planned Unit Development) (Holdover)

Arc Terminal Holdings, LLC

1437 Cochrane Causeway

(West side of Cochrane Causeway, 1000'± South of the South terminus of the Cochrane-Africatown Bridge).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site to include two (2) additional storage tanks for a total of nine (9), office building with parking amenities and a four bay truck loading station.

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site to include two (2) additional storage tanks for a total of nine (9), office building with parking amenities and a four bay truck loading station.

After discussion, this application was approved, subject to the following conditions:

- 1) 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), full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.);*
- 2) compliance with Engineering comments:** *(Foundation for the proposed office building needs to comply with the requirements of FEMA 85 at a minimum. Engineer must certify that all proposed improvements are in compliance with the approved flood study for this site. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require*

a right-of-way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);

- 3) depiction of dumpster locations on the site plans to comply with Section 64-4.D.9 of the Zoning Ordinance or placement of a note on the site plans stating that dumpsters will be completely screened from view or placement of a note stating how garbage will be removed;
- 4) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 5) placement of a note on the site plan stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;
- 6) new tank to be constructed with a 75' setback from the South property line;
- 7) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development Approval prior to the issuance of any permits; and,
- 8) full compliance with all other municipal codes and ordinances, and the obtaining of the appropriate permits.

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: Driven Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2010

Arc Terminals Holdings, LLC
500 Viaduct Rd.
Chickasaw, AL 36611

Re: Case #ZON2010-02257 (Planning Approval)

Arc Terminal Holdings, LLC

1437 Cochrane Causeway

(West side of Cochrane Causeway, 1000'± South of the South terminus of the Cochrane-Africatown Bridge).

Planning Approval to allow the operation of a bulk petroleum terminal in an I-2, Heavy-Industry District.

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered for Planning Approval the site plan to allow the operation of a bulk petroleum terminal in an I-2, Heavy-Industry District.

After discussion, the Planning Commission approved this request, subject to the following conditions:

- 1) 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), full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry);*
- 2) compliance with Engineering comments:** *(Foundation for the proposed office building needs to comply with the requirements of FEMA 85 at a minimum. Engineer must certify that all proposed improvements are in compliance with the approved flood study for this site. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);*
- 3) depiction of dumpster locations on the site plans to comply with Section 64-4.D.9 of the Zoning Ordinance or placement of a note on the site plans stating**

- that dumpsters will be completely screened from view or placement of a note stating how garbage will be removed;
- 4) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
 - 5) placement of a note on the site plan stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;
 - 6) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development Approval prior to the issuance of any permits; and,
 - 7) full compliance with all other municipal codes and ordinances, and the obtaining of the appropriate permits.

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: Driven Engineering