

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 6, 2012

Regent Technology Services/Mississippi Lime
3870 S. Lindbergh Boulevard #200
St. Louis, MO 63127

Re: Case #ZON2012-00389 (Planned Unit Development) (Holdover)
Regent Technology Services/ Mississippi Lime
1551 Cochran Causeway
(West side of Cochran Causeway, 500'± South of the South terminus of the
Cochran-Africatown Bridge)
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site.
Council District 2

Dear Applicant(s):

At its meeting on April 5, 2012, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) submission of two copies of the revised Planned Unit Development site plan prior to the issuance of the building permit;**
- 2) placement of a note on the revised site plan stating that there are no endangered, threatened, or otherwise protected species on site OR 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;**
- 3) revision of the site plan to comply with Engineering Comments: *“GIS indicates potential wetlands exist on this project site. Applicant will need to provide a wetlands delineation or letter stating that no wetlands exist on the site. No work shall be permitted within any wetlands without approval of the Corps of Engineers. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Show the Minimum Finished***

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Floor Elevation (MFFE) for the lot. No fill is allowed within the flood plain without providing compensation. Plan must address temporary and permanent stockpiled materials and be approved by the City Engineer. Any proposed development will need to be in conformance with the Stormwater Management and Flood Control Ordinance;”

- 4) revision of the site plan to comply with Fire comments: “All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;” and,**
- 5) full compliance with all other municipal codes and ordinances.**

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: Chippewa Lakes, LLC
Frank A. Dagley and Associates

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 6, 2012

Regent Technology Servies/Mississippi Lime
3870 S. Lindbergh Boulevard, #200
St. Louis, MO 63127

Re: Case #ZON2012-00683 (Planning Approval)
Regent Technology Services/ Mississippi Lime
1551 Cochran Causeway
(West side of Cochran Causeway, 500'± South of the South terminus of the
Cochran-Africatown Bridge)
Planning Approval to allow the expansion of an existing limestone crushing
facility in an I-2, Heavy Industrial District.
Council District 2

Dear Applicant(s):

At its meeting on April 5, 2012, the Planning Commission considered for Planning Approval the site plan to allow the expansion of an existing limestone crushing facility in an I-2, Heavy Industrial District.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) **submission of two copies of the revised Planning Approval site plan prior to the issuance of the building permit;**
- 2) **placement of a note on the revised site plan stating that there are no endangered, threatened, or otherwise protected species on site OR 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;**
- 3) **revision of the site plan to comply with Engineering Comments: “GIS indicates potential wetlands exist on this project site. Applicant will need to provide a wetlands delineation or letter stating that no wetlands exist on the site. No work shall be permitted within any wetlands without approval of the Corps of Engineers. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label**

the flood hazard area(s) on your plat and plans. Show the Minimum Finished Floor Elevation (MFFE) for the lot. No fill is allowed within the flood plain without providing compensation. Plan must address temporary and permanent stockpiled materials and be approved by the City Engineer. Any proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance;”

- 4) revision of the site plan to comply with Fire comments: “All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;” and,**
- 5) full compliance with all other municipal codes and ordinances.**

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: Chippewa Lakes, LLC

Frank A. Dagley and Associates