



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2019

Kemira Chemical, Inc  
1000 Parkwood Cir, Ste 500  
Atlanta, GA 30339

**Re: 1 Cyanamid Road**

(North terminus of Cyanamid Road [private street], extending to the South side of Hog Bayou).

Council District 2

**PUD-000897-2019 (Planned Unit Development)**

**Kemira Chemicals, Inc.**

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

At its meeting on May 16, 2019, the Planning Commission considered the above referenced Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

**After discussion, the Planning Commission determined the following Findings of Fact for Approval for the Planned Unit Development:**

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because it will allow additional chemical storage and processing facilities in an undeveloped portion of the site;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of facilities than is generally possible under district regulations), because it will allow the continuation of the existing company operations at the site without the need to find another location large enough to support the operation;
- 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 improvements will occur on a site currently occupied by the applicant;
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), new storm water detention ponds are proposed to mitigate the impacts of the new improvements;

- e) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because existing utilities, streets and public utilities will be utilized.

The approval is subject to the following conditions:

- 1) placement of a note on the site plan stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 2) revision of the site plan to provide information of the amount of office space and warehouse employees so that staff can determine if the site has sufficient minimum parking available, and if necessary, provide additional parking;
- 3) compliance with 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 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. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. 5. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 6. 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. 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 4) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to the access as illustrated on the approved PUD with any changes in number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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) compliance with 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.);*
- 6) compliance with 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).);*
- 7) full compliance with all municipal codes and ordinances; and
- 8) submission of a revised PUD and PA site plan prior to any request for permits.

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

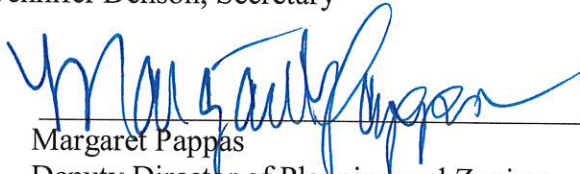
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:

  
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Margaret Pappas  
Deputy Director of Planning and Zoning



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Council District 2

**PA-000896-2019 (Planning Approval)**

**Kemira Chemicals, Inc.**

Dear Applicant(s):

At its meeting on May 16, 2019, the Planning Commission considered Planning Approval to allow the expansion of an existing chemical plant at which hazardous materials or substances are used or produced.

**After discussion, the Planning Commission determined the following findings of facts for Approval of the Planning Approval:**

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because sufficient infrastructure appears to already be in place;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed improvements are in an industrially developed area, and not a residential area; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it will allow for the existing business to expand existing operations.

**The Approval is subject to the following conditions:**

- 1) placement of a note on the site plan stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;



- 2) revision of the site plan to provide information of the amount of office space and warehouse employees so that staff can determine if the site has sufficient minimum parking available, and if necessary, provide additional parking;
- 3) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to the access as illustrated on the approved PUD with any changes in number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance..);*
- 4) compliance with 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.);*
- 5) compliance with 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).);*
- 6) full compliance with all municipal codes and ordinance; and
- 7) submission of a revised PUD and PA site plan prior to any request for permits.

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:

  
Margaret Pappas

Deputy Director of Planning and Zoning