

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: September 2, 2010****DEVELOPMENT NAME**

Arc Terminal Holdings, LLC

LOCATION1437 Cochrane Causeway
(West side of Cochrane Causeway, 1000'± South of the
South terminus of the Cochrane-Africatown Bridge)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

I-2, Heavy Industry

AREA OF PROPERTY

1 Lots/14.2 ± Acres

CONTEMPLATED USEPlanned 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.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**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 storm water 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.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering, ALDOT and conform to AASHTO standards.

**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).

FIRE DEPARTMENT**COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code. All buildings shall comply with Section 508.5.1 of the 2003 IFC.

REMARKS

The applicant is seeking 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 buildings with parking amenities and a four bay truck loading station. The site is located in Council District 2, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to amend a previously approved Planned Unit Development (PUD) by the Commission in October 2008. The previously approved PUD was approved to allow the same number of **existing** tanks (2) **and new** tanks (8) as presently proposed; however, that approval expired in October 2009 due to no activity and the failure by the owner to submit an extension prior to the one-year expiration date.

Additionally, since there is also a considerable change in the proposed location of the office building, parking and access to the site what was approved by the Planning Commission, a new application for Planning Approval is required. Therefore, a Planning Approval application should be submitted to coincide with the Planned Unit Development (PUD) application.

A new Planning Approval application is required due to the use as a petroleum and petroleum products, distribution; including bulk stations and terminals as stated in Section 64, Chart of Permitted Uses.

The applicant, Arc Terminals, proposes to expand their facilities through the addition of 2 new steel tanks along with a new (1,200 square foot) office building, a four-bay loading and unloading station and parking amenities. The site currently has eight storage tanks and two metal buildings.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. PUD approval is **site plan specific**, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

It appears that the plans depict general compliance with the overall minimum requirements of the Zoning Ordinance.

It should also be noted that there is no indication on the site plan as to the location of any dumpster or other waste storage facility. The location of the storage area for the dumpster must be illustrated on the site plan and labeled, and the location and required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations. If no dumpster will be utilized, a note should be placed on the site plan indicating how waste will be removed.

It should be noted that since the site is zoned I-2, Heavy Industry, only frontage trees will be required along Cochrane Causeway at a ratio of 1 heritage tree per 30-feet of road frontage; however, these trees maybe clustered to provide optimum visibility to the site for possibly security reasons.

It is anticipated that lighting will be provided on the site for the new facilities. Any lighting provided must comply with Section 64-4.A.2 of the Zoning Ordinance, and not shine directly into traffic.

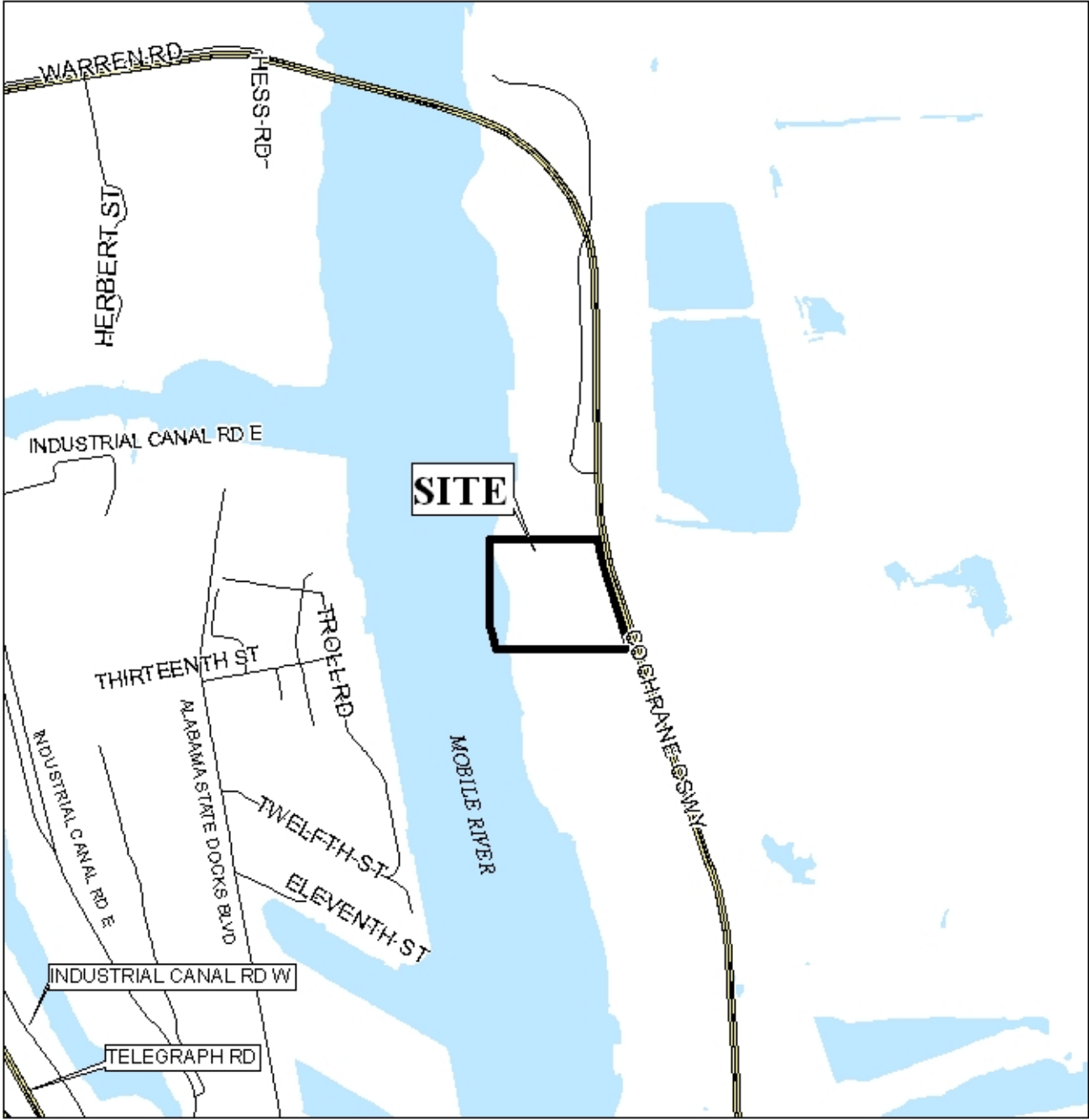
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, the application is recommended to be heldover until the October 7th Commission meeting, subject to the following conditions:

- 1) submission of the application by September 7th and approval of a Planning Approval application;
- 2) compliance with revised Engineering comments ();
- 3) revision of the site plan to depict a dumpster with proper buffering or placement of a note stating that there will be no dumpster at this location;
- 4) 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;
- 5) placement of a note on the site plan stating that the parking area will be illuminated in accordance with the requirements of Section 64-6.A.3.c. of the Zoning Ordinance, if the parking area is used at night;
- 6) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 7) full compliance with all municipal codes and ordinances.

LOCATOR MAP



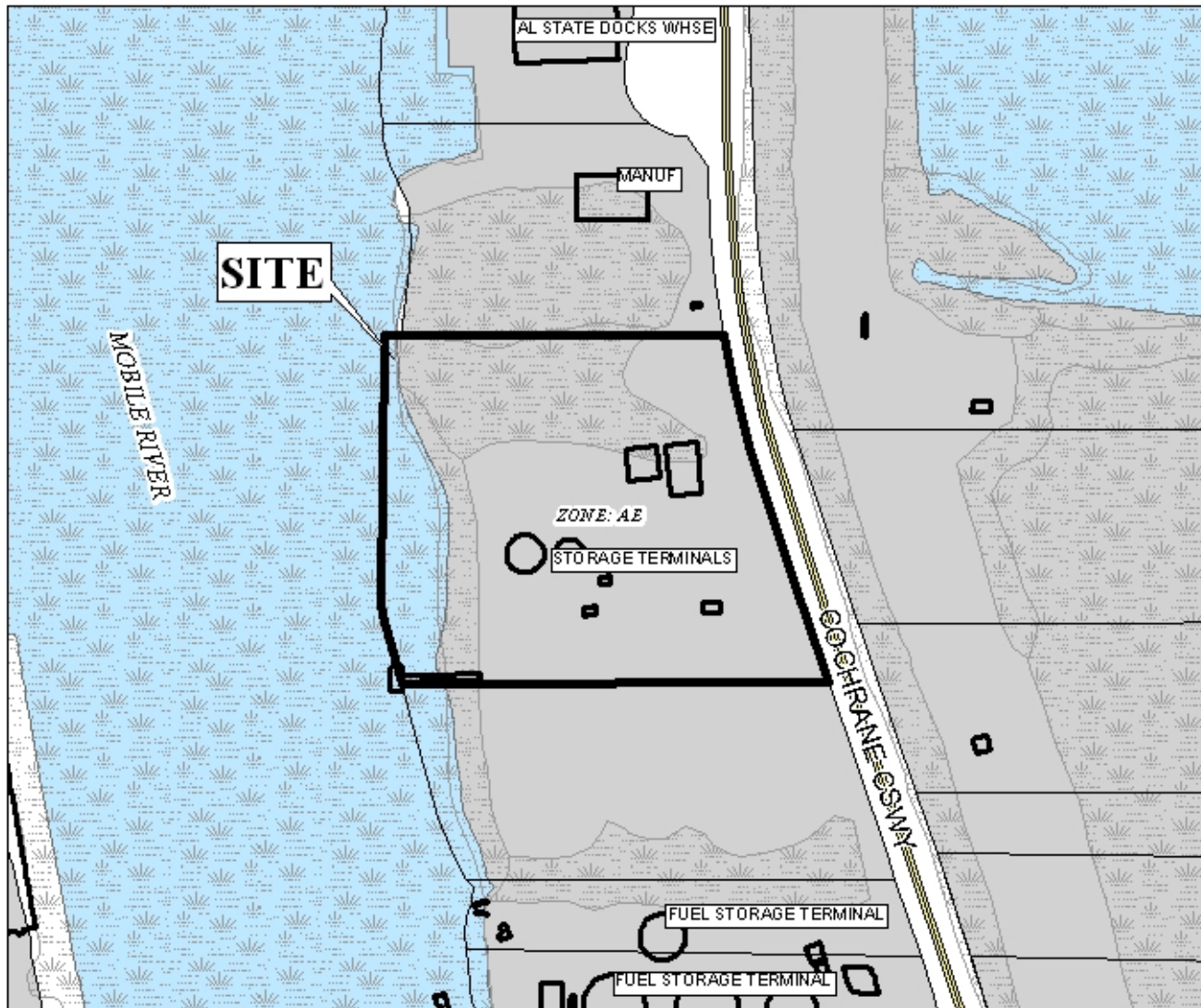
APPLICATION NUMBER 14 DATE September 2, 2010

APPLICANT Arc Terminal Holdings, LLC

REQUEST Planned Unit Development

NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use.

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LEGEND



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use.

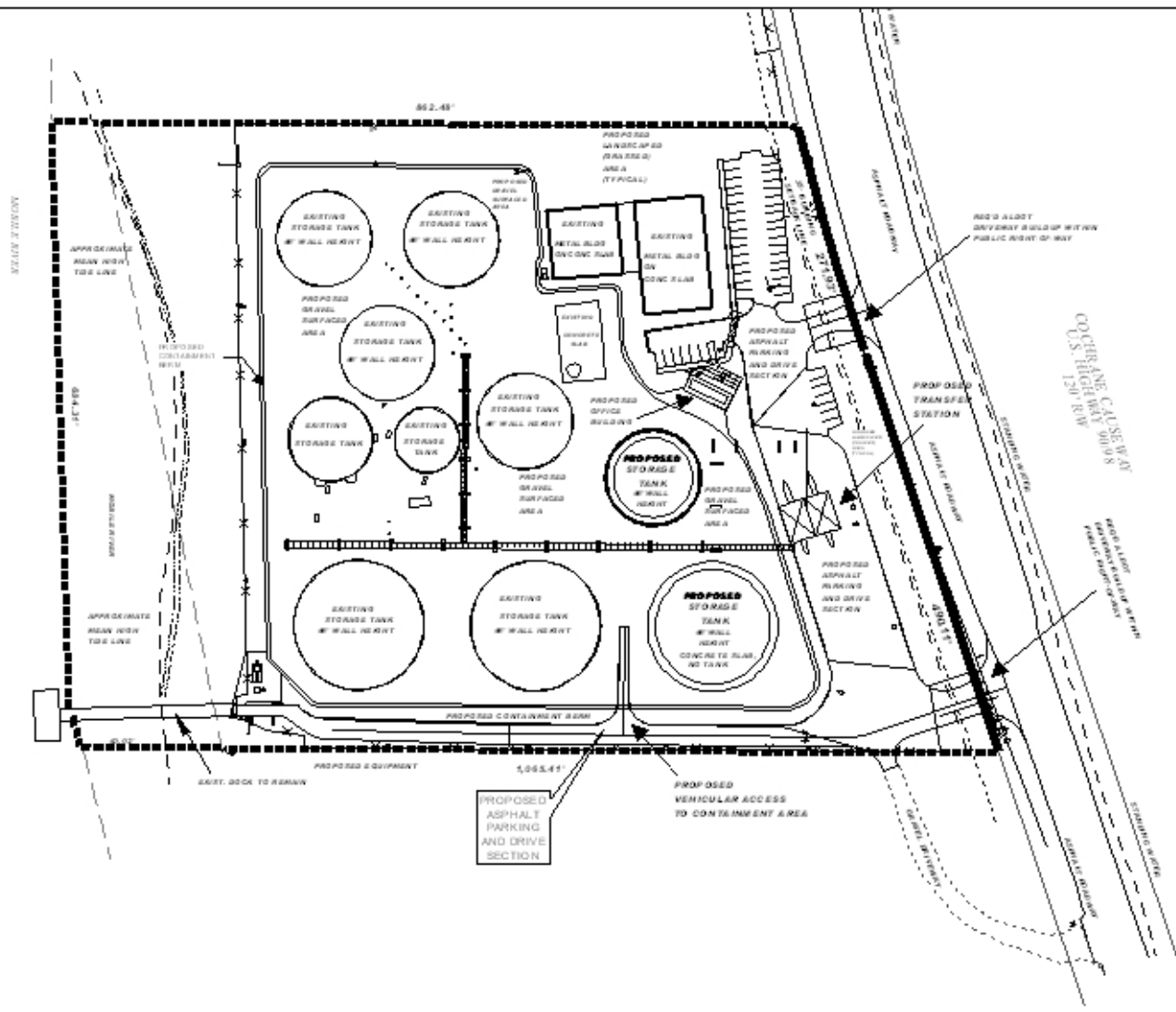
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SITE PLAN



The site plan illustrates the existing and proposed improvements.

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