

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 15, 2013

Harcross Chemicals, Inc
1480 Telegraph Rd.
Mobile, Alabama 36610

Re: Case #SUB2012-00135 (Subdivision)
Harcross Subdivision
1480 Telegraph Road
(East side of Telegraph Road at the East terminus of Lee Street).
1 Lot / 1.8± Acre

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

At its meeting on February 7, 2013, the Planning Commission waived Section V.B.14. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that the site is limited to two curb-cuts to Telegraph Road, with the size, design and location to be approved by Traffic Engineering and ALDOT, and to comply with AASHTO standards;**
- 2) **compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) Provide a signature block and signature from the Traffic Engineering Department. 3) Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 4) The existing drive on the south side of the project near the RR tracks will need to be improved to meet current City standards. A ROW Permit from the Engineering Department will be required (208-6070) will need to be submitted for review prior to signing the Plat.*);**

- 3) compliance 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.*);
- 4) revision of the plat to depict a 25-minimum building setback line from a future right-of-way width of 100-feet along Telegraph Road; and
- 5) submission of a revised Planning Approval 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 Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: A Peterson Company – Land Use Consulting

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 15, 2013

Harcros Chemicals, Inc
1480 Telegraph Rd.
Mobile, Alabama 36610

Re: Case #ZON2012-03138 (Rezoning)
Harcross Subdivision
1480 Telegraph Road
(East side of Telegraph Road at the East terminus of Lee Street).
Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry District, to allow a chemical distribution facility.

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

At its meeting on February 7, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to I-2, Heavy Industry District, to allow a chemical distribution facility.

After discussion, it was decided to waive of Section 64-3.A.5.a. and recommend this change in zoning to the City Council subject to the following condition:

- 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) **completion of the Subdivision process prior to any request for permits; and**
- 3) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$?????**. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Harcross Subdivision

February 15, 2013

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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: A Peterson Company – Land Use Consulting

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 15, 2013

Harcross Chemicals, Inc
1480 Telegraph Rd.
Mobile, Alabama 36610

Re: Case #ZON2012-03136 (Planning Approval)
Harcross Subdivision
1480 Telegraph Road
(East side of Telegraph Road at the East terminus of Lee Street).
Planning Approval to allow an industrial chemical distribution facility.

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

At its meeting on February 7, 2013, the Planning Commission considered for Planning Approval the site plan to allow an industrial chemical distribution facility.

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

- 1) revision of the site plan to reflect any trees required by Urban Forestry;**
- 2) 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.*);**
- 3) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) Provide a signature block and signature from the Traffic Engineering Department. 3) Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 4) The existing drive on the south side of the project near the RR tracks will need to be improved to meet current City standards. A ROW Permit from the Engineering*);**

Department will be required (208-6070) will need to be submitted for review prior to signing the Plat.);

- 4) **compliance 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.*)**;
- 5) **placement of a note on the site plan stating that the site is limited to two curb-cuts to Telegraph Road, with the size, design and location to be approved by Traffic Engineering and ALDOT, and to comply with AASHTO standards;**
- 6) **revision of the site plan to depict a 25-minimum building setback line from a future right-of-way width of 100-feet along Telegraph Road;**
- 7) **closure and sodding of any unused curb-cuts;**
- 8) **submission of a revised Planning Approval site plan prior to the signing of the final plat;**
- 9) **completion of the Subdivision process;**
- 10) **application for land disturbance and/or right-of-way permits as needed for tree planting compliance or curb-cut closure and landscaping within 6-months of Zoning approval; and**
- 11) **full compliance with all 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: A Peterson Company – Land Use Consulting