

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 15, 2013

Cowles, Murphy, Glover & Associates
457 St. Michael St
Mobile, Alabama 36602

Re: Case #ZON2012-03148 (Planned Unit Development)
Cowles, Murphy, Glover & Associates
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.

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

At its meeting on February 7, 2013, 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) compliance with Engineering Comments:** *(Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, 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). Any work performed in the existing Cochrane Causeway ROW (right-of-way) will require a ROW permit from ALDOT – 9th Division. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);*

- 2) **compliance with Traffic Engineering Comments:** (*Cochrane Causeway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.*);
- 3) **compliance with Fire Department 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) **illustration of the location of any dumpster or waste storage area on the site plan;**
- 5) **approval of all applicable federal, state and local agencies prior to the issuance of any permits;**
- 6) **full compliance with all municipal codes and ordinances; and**
- 7) **the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval.**

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: ARC Terminals

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 15, 2013

Cowles, Murphy, Glover & Associates
457 St. Michael St
Mobile, Alabama 36602

Re: Case #ZON2012-03146 (Planning Approval)

Cowles, Murphy, Glover & Associates

1437 Cochrane Causeway

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

Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing bulk fuel storage 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 amend a previously approved Planning Approval to allow an expansion of an existing bulk fuel storage facility.

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

- 1) compliance with Engineering Comments:** *(Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, 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). Any work performed in the existing Cochrane Causeway ROW (right-of-way) will require a ROW permit from ALDOT – 9th Division. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);*

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- 3) **compliance with Fire Department 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) **illustration of the location of any dumpster or waste storage area on the site plan;**
- 5) **approval of all applicable federal, state and local agencies prior to the issuance of any permits;**
- 6) **full compliance with all municipal codes and ordinances; and**
- 7) **the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval.**

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

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