



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 12, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

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VICE PRESIDENT-DISTRICT 1

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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

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

Re: Case #SUB2012-00073 (Subdivision)
Chipco Industrial Park, Blakeley Island Subdivision
581 Cochrane Causeway
(West side of Cochrane Causeway, 3/4± mile North of Bankhead Tunnel)
Number of Lots / Acres: 2 Lots / 37.1± Acres
Engineer / Surveyor: Cowles, Murphy, Glover & Associates
Council District. 2

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) the placement of the lot sizes in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line on the Final Plat;
- 3) placement of a note on the Final Plat stating that each lot is limited to two (2) curb-cuts, with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 5) subject to the Engineering comments: *"Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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). Any*

and all proposed development within the property lines will need to be in conformance with the Stormwater 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 Stormwater Runoff Control. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;" and,

- 6) 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."*

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.

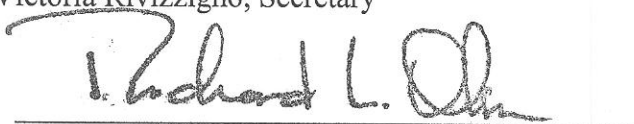
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen

Deputy Director of Planning

cc: CMT Terminals, Inc.



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CITY CLERK
LISA C. LAMBERT

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

Re: Case #ZON2012-01870 (Planned Unit Development)
Chipco Industrial Park, Blakeley Island Subdivision
581 Cochrane Causeway
(West side of Cochrane Causeway, 3/4± mile North of Bankhead Tunnel)
Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access between building sites.
Council District 2

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on multiple building sites with shared access between building sites.

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

- 1) revision of the site plan to illustrate the 25' minimum building setback line along Cochrane Causeway;
- 2) revision of the site plan to provide the location of the required trees, providing the required spacing to allow for compliance with Homeland Security and the Coast Guard standards, to be coordinated with Urban Development;
- 3) revision of the site plan to provide the existing total and frontage landscaping square feet and percentages;
- 4) revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, or the placement of a note on the site plan stating that trash collection will be curb-side or via private pick-up service;
- 5) labeling of any required detention area as common area and the placement of a note on the site plan stating that the maintenance of the common area is the responsibility of the property owners;

- 6) subject to the Engineering comments: *"Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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). Any and all proposed development within the property lines will need to be in conformance with the Stormwater 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 Stormwater Runoff Control. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"*
- 7) subject to 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;"* and,
- 8) submittal of two copies of a revised site plan prior to signing of the Final Plat for the Subdivision.

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

Sincerely,

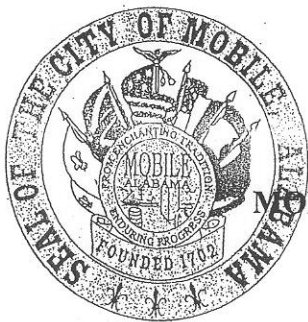
MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: CMT Terminals Inc.



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CITY CLERK
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Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: Case #ZON2012-01869 (Sidewalk Waiver)

CMT Terminals

581 Cochrane Causeway

(West side of Cochrane Causeway, 3/4± mile North of Bankhead Tunnel)

Request to waive construction of a sidewalk along Cochrane Causeway.

Council District 2

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve this request for a sidewalk along Cochrane Causeway.

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: CMT Terminals, Inc.