



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 17, 2014

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

Re: 195 Cochran Causeway
(East and West sides of Cochran Causeway, 585'± North of Dunlap Drive).
ZON2014-02030
Cowles, Murphy, Glover & Associates
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 November 6, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, the Planning Commission approved the request subject to the following conditions:

- 1) **placement of a note on the site plan stating that the dumpster must be enclosed on three sides and in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 2) **placement of a note on the site plan stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities for floodplain issues;**
- 3) **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;**
- 4) **placement of a note on the site plan stating that a new Planning Approval application will be required for any additional development on the site;**
- 5) **compliance with 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, paving, and all above ground structures, 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. The proposed development must comply with all Engineering Department Policy Letters.”;

- 6) *compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.”;*
- 7) *compliance with Urban Forestry: “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).”;*
- 8) *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.”; and*
- 9) *full compliance with all municipal codes and ordinances.*

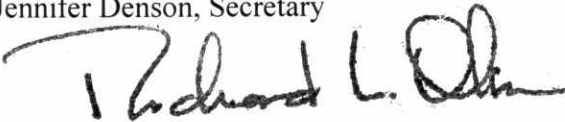
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Alabama Bulk Terminal Company



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 17, 2014

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

Re: 195 Cochran Causeway
(East and West sides of Cochran Causeway, 585'± North of Dunlap Drive).
ZON2014-02031 (Planning Approval)
Cowles, Murphy, Glover & Associates
Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing petroleum oil bulk terminal and distribution facility in an I-2, Heavy Industry District to include an 800 square foot storage building.

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

At its meeting on November 6, 2014, the Planning Commission considered for Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing petroleum oil bulk terminal and distribution facility in an I-2, Heavy Industry District to include an 800 square foot storage building.

After discussion, the Planning Commission approved the request subject to the following conditions:

- 1) **placement of a note on the site plan stating that the dumpster must be enclosed on three sides and in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 2) **placement of a note on the site plan stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities for floodplain issues;**
- 3) **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;**
- 4) **placement of a note on the site plan stating that a new Planning Approval application will be required for any additional development on the site;**
- 5) **compliance with 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, paving, and all above ground structures, 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. The proposed development must comply with all Engineering Department Policy Letters.”;

- 6) *compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.”;*
- 7) *compliance with Urban Forestry: “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).”;*
- 8) *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.”; and*
- 9) *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

Ms. Jennifer Denson, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Alabama Bulk Terminal Company