



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 5, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

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CITY CLERK  
LISA C. LAMBERT

CN Railroad  
2151 N. Mill Street  
Jackson, MS 39202

**Re: Case #SUB2012-00081 (Subdivision)**  
**CN-Beauregard Industrial Park**  
Northwest corner of Beauregard Street and Dekle Road  
**Number of Lots / Acres:** 1 Lot / 38.9± Acres  
**Engineer / Surveyor:** Cowles, Murphy, Glover & Associates  
Council District 2

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide sufficient right-of-way to comply with Section V.B.14., Right-of-Way Widths;
- 2) dedication of sufficient radius at the intersection of Beauregard Street and Dekle Road, to be approved by City Engineering and Traffic Engineering and conform to AASHTO standards;
- 3) the placement of a note on the Final Plat stating that the development be limited to the two curb-cuts, as illustrated on the site plan, with the driveway, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards
- 4) the subdivision process be completed prior to the issuance of any permits;
- 5) placement of a note on the plat stating that maintenance of all common areas and detention areas is the responsibility of the property owners;
- 6) depiction and labeling of the 25-foot minimum building setback line along all road frontages;
- 7) full compliance with Engineering comments: *"1. 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). 2. 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. 3. 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;"*

- 8) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 9) placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies is required for endangered or threatened species prior to the issuance of any permits or land disturbance activities, as depicted on the preliminary plat; and,
- 10) compliance with Fire comments: *"All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate."*

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](mailto:travisz@cityofmobile.org).

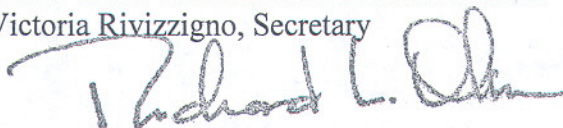
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

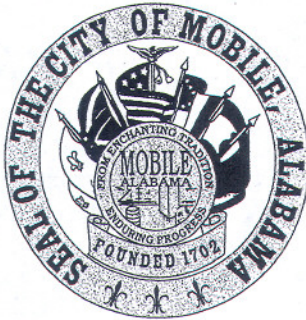


Richard Olsen

Deputy Director of Planning

cc: Cowles, Murphy, Glover & Associates





# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

October 5, 2012

CN Railroad  
2151 N. Mill Street  
Jackson, MS 39202

**Re: Case #ZON2012-02085 (Planned Unit Development)**  
**CN-Beauregard Industrial Park**  
Northwest corner of Beauregard Street and Dekle Road  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 2

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission considered for Planned Unit Development the site plan 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) depiction of dumpster locations on the site plans to comply with Section 64-4.D.9 of the Zoning Ordinance or placement of a note on the site plans stating that dumpsters will be completely screened from view and connected to sanitary sewer or placement of a note stating how garbage will be removed;
- 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: *"1. 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). 2. 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*

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*Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. 3. 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;"*

- 4) compliance with Fire Department comments: "All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate;"
- 5) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 7) placement of a note on the site plan stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;
- 8) 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; and,
- 9) the submission to the Planning Section, two copies of the revised site plan, illustrating the conditions 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: \_\_\_\_\_

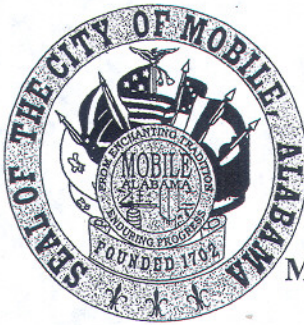
Richard Olsen

Deputy Director of Planning

cc: Cowles, Murphy, Glover & Associates

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CITY CLERK  
LISA C. LAMBERT

CN Railroad  
2151 N. Mill Street  
Jackson, MS 39202

Re: **Case #ZON2012-02083 (Planning Approval)**  
**CN-Beauregard Industrial Park**

Northwest corner of Beauregard Street and Dekle Road  
Planning Approval to allow the expansion of an existing rail yard.  
Council District 2

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission considered for Planning Approval the site plan to allow the expansion of an existing rail yard.

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

- 1) depiction of dumpster locations on the site plans to comply with Section 64-4.D.9 of the Zoning Ordinance or placement of a note on the site plans stating that dumpsters will be completely screened from view and connected to sanitary sewer or placement of a note stating how garbage will be removed;
- 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: *"1. 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). 2. 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. 3. 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;"*

- 4) compliance with Fire Department comments: *"All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate;"*
- 5) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the site plan stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities; and,
- 7) 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.

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: \_\_\_\_\_

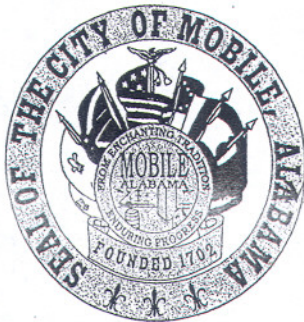


Richard Olsen

Deputy Director of Planning

cc: Cowles, Murphy, Glover & Associates





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CITY CLERK  
LISA C. LAMBERT

CN Railroad  
2151 N. Mill Street  
Jackson, MS 39202

Re: **Case #ZON2012-02084 (Sidewalk Waiver)**  
**GCAC-Arc Terminal**  
Northwest corner of Beauregard Street and Dekle Road  
Request to waive construction of a sidewalk along Dekle Road  
Council District 2

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

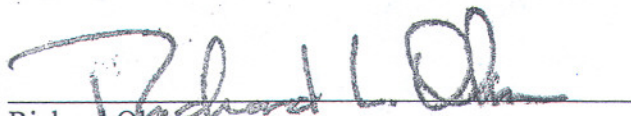
After discussion, it was decided to approve this request for a sidewalk along Dekle Road.

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: Cowles, Murphy, Glover & Associates