

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

October 5, 2012

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS  
REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5  
FREDRICK D. RICHARDSON, JR.  
VICE PRESIDENT-DISTRICT 1  
WILLIAM C. CARROLL, JR.  
DISTRICT 2  
JERMAINE A. BURRELL  
DISTRICT 3  
JOHN C. WILLIAMS  
DISTRICT 4  
BESS RICH  
DISTRICT 6  
GINA GREGORY  
DISTRICT 7  
CITY CLERK  
LISA C. LAMBERT

Gulf Coast Asphalt Company  
11 Greenway Plaza, Suite 2950  
Houston, TX 77046

**Re: Case #ZON2012-02088 (Planned Unit Development)**  
**Gulf Coast Asphalt Company**  
830 Cochrane Causeway  
(East side of Cochrane Causeway, 1± mile North of Bankhead Tunnel)  
Planned Unit Development Approval to allow multiple structures 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 structures 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:** *"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;"*



**Gulf Coast Asphalt Company**

**October 5, 2012**

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- 2) 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;"*
- 3) 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;
- 4) any lighting provided must comply with Section 64-4.A.2 of the Zoning Ordinance, and not shine directly into adjacent residential areas or into traffic;
- 5) approval of all applicable federal, state, and local agencies prior to the issuance of any permits;
- 6) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval; and,
- 7) full compliance with all municipal codes and ordinances.

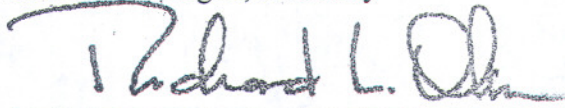
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: Cowles, Murphy, Glover & Associates

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DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Gulf Coast Asphalt Company  
11 Greenway Plaza, Suite 2950  
Houston, TX 77046

**Re: Case #ZON2012-02086 (Planning Approval)**  
**Gulf Coast Asphalt Company**  
830 Cochrane Causeway  
(East side of Cochrane Causeway, 1± mile North of Bankhead Tunnel)  
Planning Approval to allow a petroleum storage facility in an I-2, Heavy-Industry  
District.  
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 a petroleum storage facility in an I-2, Heavy-Industry District.

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

- 1) **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;"*



- 2) 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;"*
- 3) 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;
- 4) any lighting provided must comply with Section 64-4.A.2 of the Zoning Ordinance, and not shine directly into adjacent residential areas or into traffic;
- 5) approval of all applicable federal, state, and local agencies prior to the issuance of any permits, and,
- 6) 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: Cowles, Murphy, Glover & Associates



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Gulf Coast Asphalt Company  
11 Greenway Plaza, Suite 2950  
Houston, TX 77046

**Re: Case #ZON2012-02087 (Sidewalk Waiver)**  
**Gulf Coast Asphalt Company**  
830 Cochrane Causeway  
(East side of Cochrane Causeway, 1± 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 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 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: Cowles, Murphy, Glover & Associates