



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 2, 2020

Cowles, Murphy, Glover, Assoc.
457 St. Michael St.
Mobile, AL 36602

Re: 830 Cochrane Causeway
(East side of Cochrane Causeway, 1.0± mile North of Bankhead Tunnel).
Council District 2
PA-001266-2020 (Planning Approval)
Zenith Energy Dredge Spoil Site
Planning Approval to allow a dredge spoil site in an I-2, Heavy Industry District.

Dear Applicant(s):

At its meeting on May 21, 2020, the Planning Commission considered Planning Approval to allow a dredge spoil site in an I-2, Heavy Industry District.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. **the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because those services are already in place;**
- b. **the proposal will cause undue traffic congestion or create a traffic hazard, because the proposed project will not generate large quantities or traffic; and**
- c. **the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because the proposed use will help support other existing industrial sites in the area.**

The Approval is subject to the following conditions:

- 1) All vehicles and containers used to either bring material to the site or remove material from the site will be stored at the location the associated dredging will occur;**
- 2) Full compliance with tree plantings and landscape area, with tree plantings to be coordinated with staff;**
- 3) Compliance with Engineering comments: (1. Any work performed in the existing ROW (right-of-way) such as driveways, utility connections, grading, drainage, irrigation, or**

June 2, 2020

- landscaping will require a ROW permit from ALDOT. 2. Any new sidewalk work performed in the existing ROW (right-of-way) will require a ROW permit from 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). 3. 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 and paving 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. 4. 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. 5. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. 6. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 7. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 8. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 4) Any change in the scope of operations or to the site plan will require new Planning Approval from the Planning Commission; and
 - 5) 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,

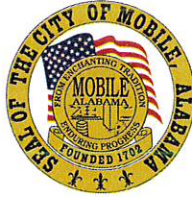
MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:


Margaret Pappas

Deputy Director of Planning and Zoning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 2, 2020

Cowels, Murphy, Glover Assoc.
457 St. Michael St.
Mobile, AL 36602

Re: 830 Cochrane Causeway
 (East side of Cochrane Causeway, 1.0± mile North of Bankhead Tunnel).
 Council District 2
 SUB-SW-001268-2020 (Sidewalk Waiver)
 Zenith Energy Dredge Spoil Site

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

At its meeting on May 21, 2020, the Planning Commission considered the above referenced request to waive the sidewalk along Cochrane Causeway.

After discussion, the Planning Commission approved the sidewalk waiver request

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:

Margaret Pappas
Deputy Director of Planning and Zoning