

**PLANNED UNIT DEVELOPMENT &  
PLANNING APPROVAL STAFF REPORT****Date: October 7, 2010****NAME**

Arc Terminal Holdings, LLC

**LOCATION**1437 Cochrane Causeway  
(West side of Cochrane Causeway, 1000'+ South of the  
South terminus of the Cochrane-Africatown Bridge)**CITY COUNCIL  
DISTRICT**

District 2

**PRESENT ZONING**

I-2, Heavy Industrial

**AREA OF PROPERTY**

1 Lot / 14.2± Acres

**CONTEMPLATED USE**

Planning Approval to allow the operation of a bulk petroleum terminal in an I-2, Heavy-Industry District, and Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site to include two (2) additional storage tanks for a total of nine (9), office building with parking amenities and a four bay truck loading station.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**

Foundation for the proposed office building needs to comply with the requirements of FEMA 85 at a minimum. Engineer must certify that all proposed improvements are in compliance with the approved flood study for this site. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.

**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).

**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.

**REMARKS**

The applicant is requesting Planning Approval to allow the operation of a bulk petroleum terminal in an I-2, Heavy-Industry District, and Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site to include two (2) additional storage tanks for a total of nine (9), office building with parking amenities and a four bay truck loading station.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. PUD approval is site plan specific, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

It is very important to note that the Planning Approval and PUD review are site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Additionally, if the scope of operations for the tank farm or the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The Planned Unit Development application was heldover from the September 2<sup>nd</sup> Planning Commission meeting to allow the applicant to submit the required Planning Approval application due to the use as petroleum and petroleum products, distribution; including bulk stations and terminals as stated in Section 64, Chart of Permitted Uses.

The applicant, Arc Terminals, proposes to expand their facilities through the addition of 2 new steel tanks along with a new (1,200 square foot) office building, a four-bay loading and unloading station and parking amenities. The site currently has eight storage tanks and two metal buildings.

It appears that the plans depict general compliance with the overall minimum requirements of the Zoning Ordinance.

To the rear of the site is Mobile River and as such the area may be considered environmentally sensitive; thus the approval of all applicable federal, state and local agencies would be required.

Dumpster locations for the site are not depicted on the site plan to comply with Section 64-4.D.9 of the Zoning Ordinance; therefore, the applicant should make a provision for dumpster locations and place a note on the site plan stating that dumpsters will be completely screened from view. If dumpsters will not be used, provide a statement indicating such, and how garbage will be removed from the site.

It should be noted that since the site is zoned I-2, Heavy Industry, only frontage trees will be required along Cochrane Causeway at a ratio of 1 heritage tree per 30-feet of road frontage; however, these trees maybe clustered to provide optimum visibility to the site for possibly security reasons or maybe placed further away from the road frontage due to the previous location of the railroad right-of-way.

It is anticipated that lighting will be provided on the site for the new facilities. Any lighting provided must comply with Section 64-4.A.2 of the Zoning Ordinance, and not shine directly into traffic.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

## **RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

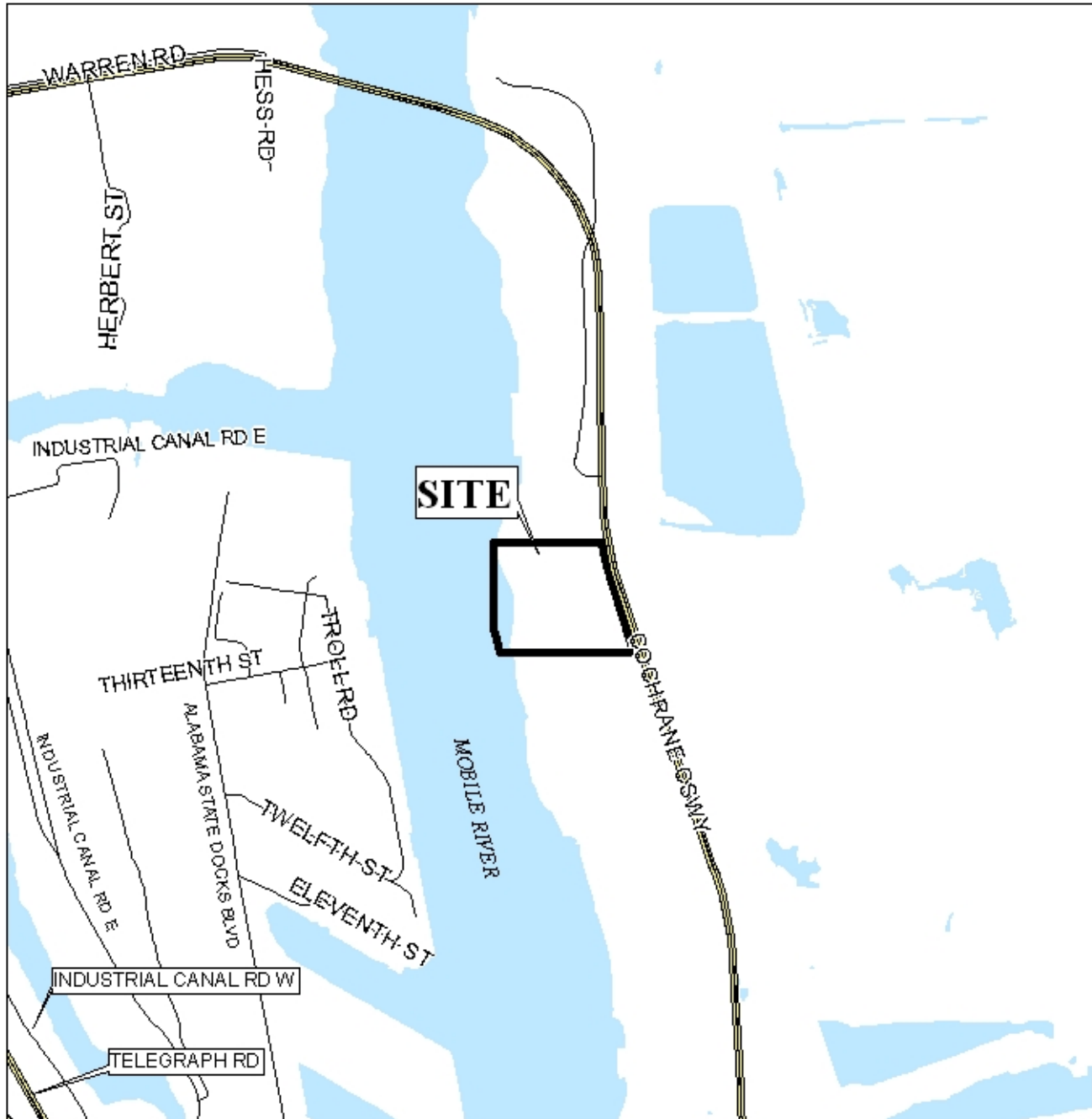
- 1) compliance with Urban Forestry comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64), full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry;
- 2) compliance with Engineering comments: *(Foundation for the proposed office building needs to comply with the requirements of FEMA 85 at a minimum. Engineer must certify that all proposed improvements are in compliance with the approved flood study for this site. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);*
- 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 or placement of a note stating how garbage will be removed;
- 4) 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;

- 5) 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;
- 6) 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
- 7) full compliance with all other municipal codes and ordinances, and the obtaining of the appropriate permits.

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## LOCATOR MAP



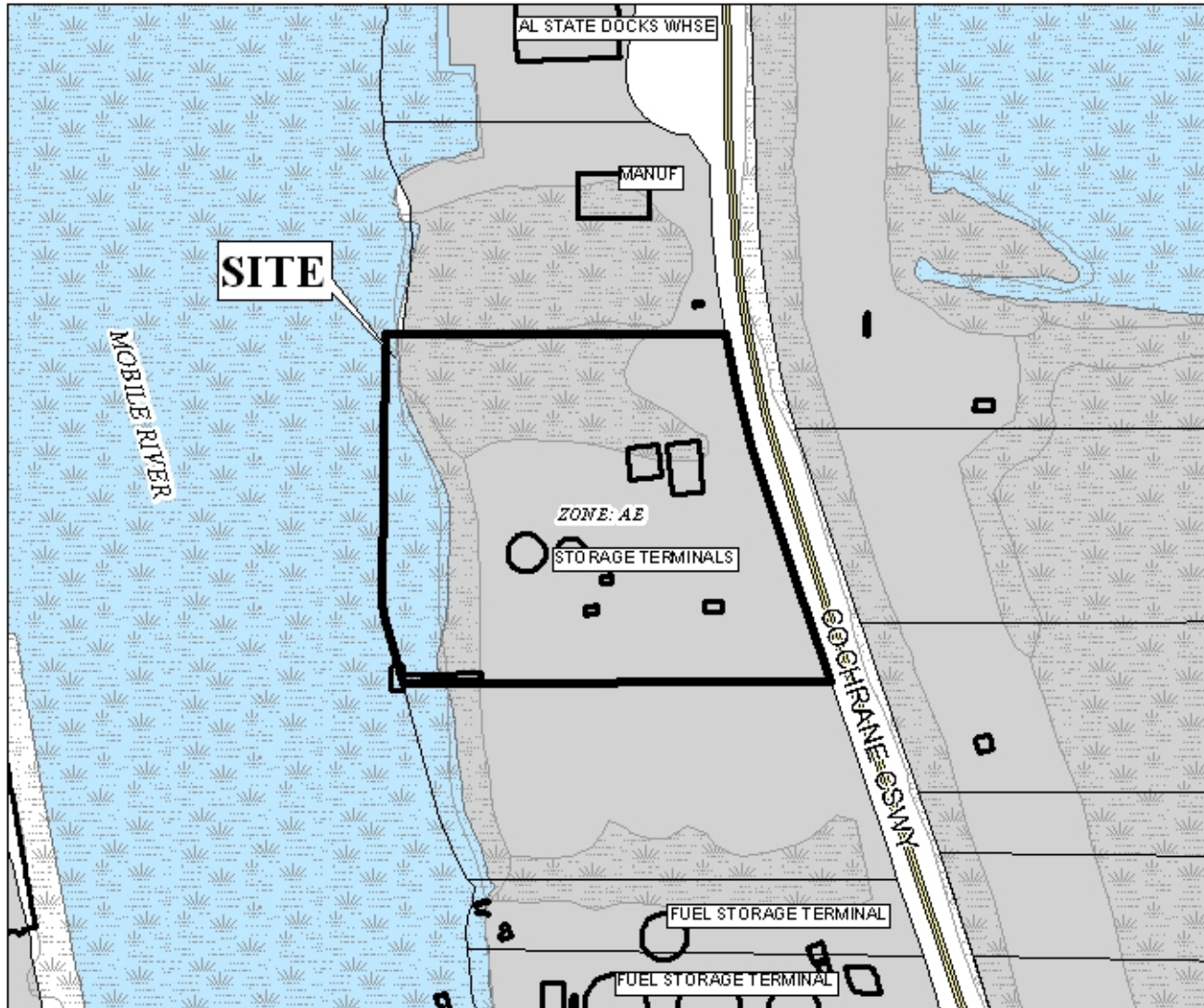
APPLICATION NUMBER 3 & 4 DATE October 7, 2010

APPLICANT Arc Terminal Holdings, LLC

REQUEST Planned Unit Development Planning Approval



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use.

APPLICATION NUMBER 3 & 4 DATE October 7, 2010

APPLICANT Arc Terminal Holdings, LLC

REQUEST Planned Unit Development, Planning Approval

LEGEND NTS



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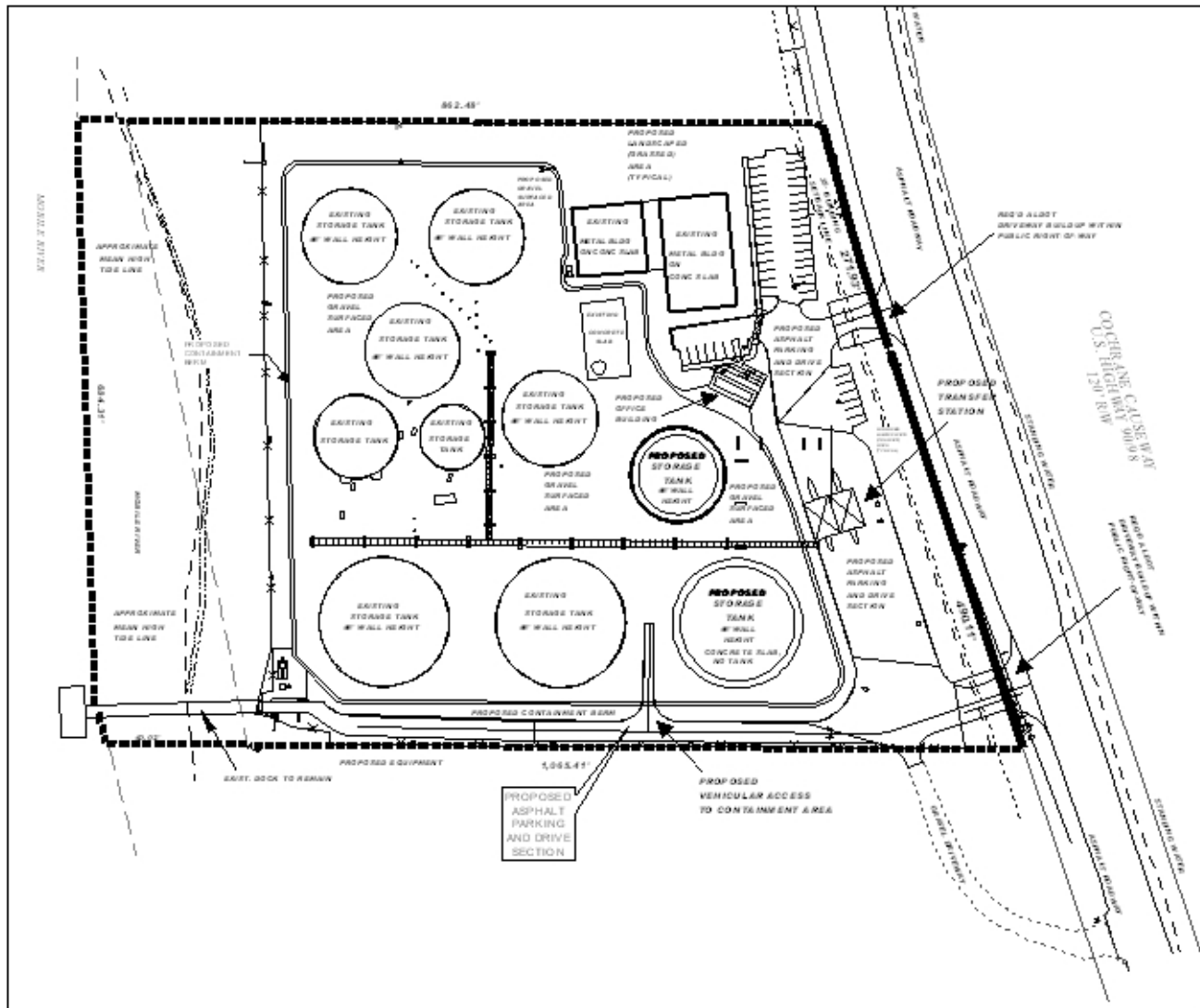
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N  
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# SITE PLAN



The site plan illustrates the existing and proposed improvements.

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