

**PLANNING APPROVAL STAFF REPORT****Date: May 7, 2015****NAME**

Cowles, Murphy, Glover &amp; Associates

**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 Industry

**AREA OF PROPERTY**

16.1± Acres

**CONTEMPLATED USE**Planning Approval to amend a previously approved  
Planning Approval to amend the scope of operations at an  
existing bulk fuel storage facility to include storage of  
sulphuric acid in an I-2, Heavy Industry District.**TIME SCHEDULE  
FOR DEVELOPMENT**

Not provided

**ENGINEERING  
COMMENTS**

No comments.

**TRAFFIC ENGINEERING  
COMMENTS**

No comments.

**URBAN FORESTRY  
COMMENTS**

No comments.

**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.**REMARKS**The applicant is requesting Planning Approval to amend a  
previously-approved Planning Approval to amend the scope of operations at an existing bulk fuel  
storage facility to include storage of sulphuric acid in an I-2, Heavy Industry District. The  
Zoning Ordinance requires Planning Approval for hazardous materials storage in an I-2, Heavy  
Industry District.

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.

It is very important to note that the Planning Approval review is site plan specific; therefore *any* future changes to the site plan or to the scope of operations for the facility, as approved, by current or future applicants must be submitted for Planning Approval.

The applicant states *“ARC Terminals proposes to store liquid bulk chemicals in existing tanks at 1437 Cochrane Causeway, Mobile, AL 36602. No tanks or any other construction is proposed in this permit submittal. A MSDS of the chemical has been attached with the planning approval submittal as well as the ADEM permit.”*

The subject site was developed sometime after 1975 with two storage tanks. Planning Approvals and Planned Unit Developments (PUD) approved in 2008, 2010 and 2013 allowed for expansions of the facilities to the current configuration. As there will not be any physical change or expansion to the current configuration, no PUD is required with this application. The applicant only proposes to change from oil storage to chemical storage in all of the existing tanks on the site.

In conjunction with this application, the applicant has also made application to the Alabama Department of Environmental Management (ADEM) for the proposed use and has received that agency's draft permit, with the permit to be in effect July 1, 2015. Any approval of this application should be subject to the applicant obtaining all necessary State and Federal permits required.

According to the Material Safety Data Sheet (MSDS) submitted, sulphuric acid is considered irritating, corrosive and toxic, and its storage within a populated area would be of public concern. However, the subject site is far-removed from any residential use or built-up area and is an area devoted to petroleum and chemical product storage and transportation.

The site plan does not indicate a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance. Therefore, the site plan should be revised to indicate dumpster compliance, or a note should be placed on the site plan stating that no dumpster will be utilized, and refuse collection will either be curb-side or via private can collection services.

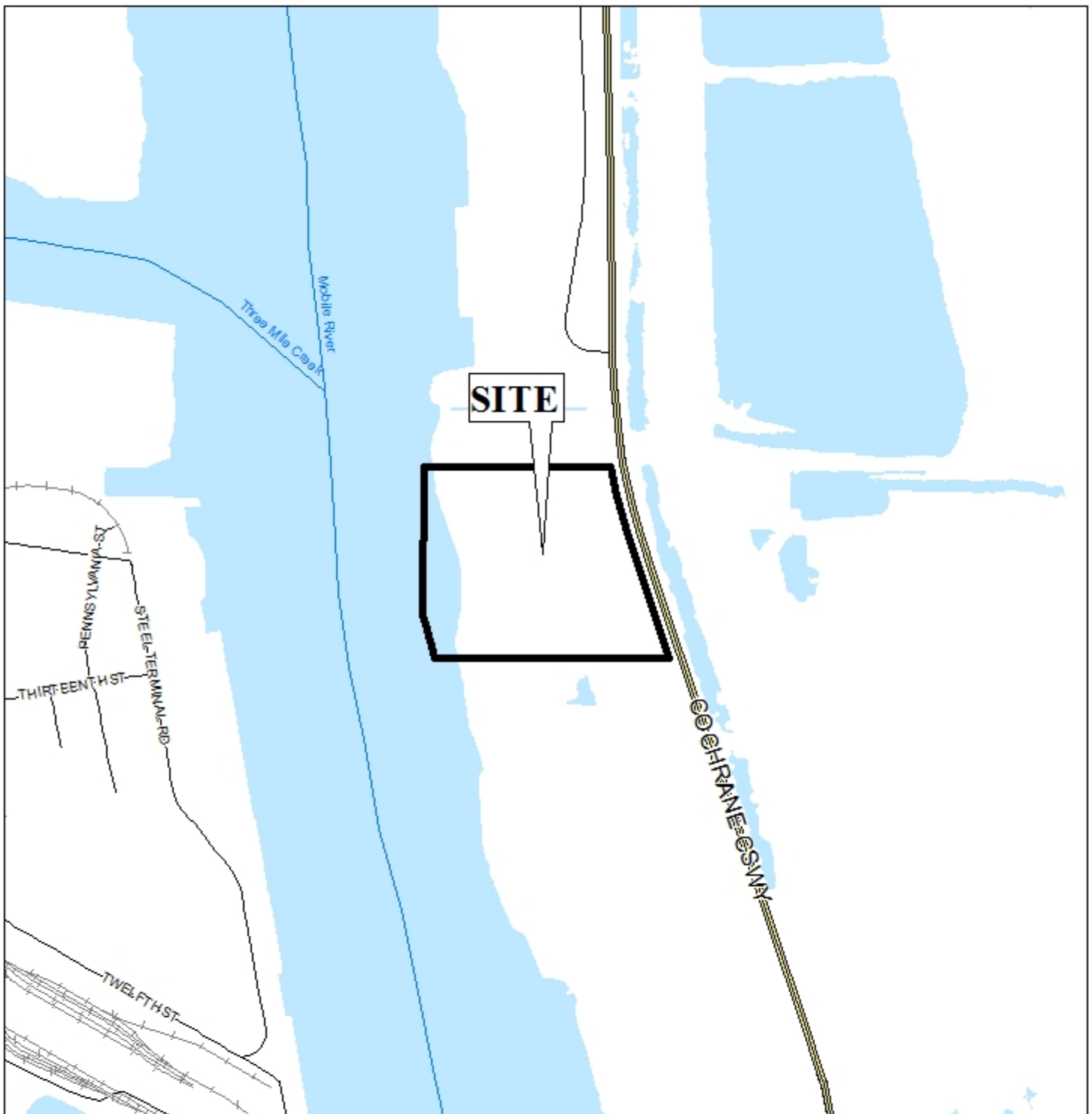
## **RECOMMENDATION**

**Planning Approval:** Based on the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) the applicant obtaining all State and Federal permits required for the proposed use, and submission of copies of such to the Planning Division of the Urban Development Department;

- 2) revision of the site plan to indicate a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, or the placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will either be curb-side or via private can collection services;
- 3) placement of a note on the site plan stating that any use of the site other than that of this approval, or any physical changes to the site, will require a new Planning Approval application;
- 4) compliance with the 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.);*
- 5) submission to Planning of a revised site plan; and
- 6) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 12 DATE May 7, 2015

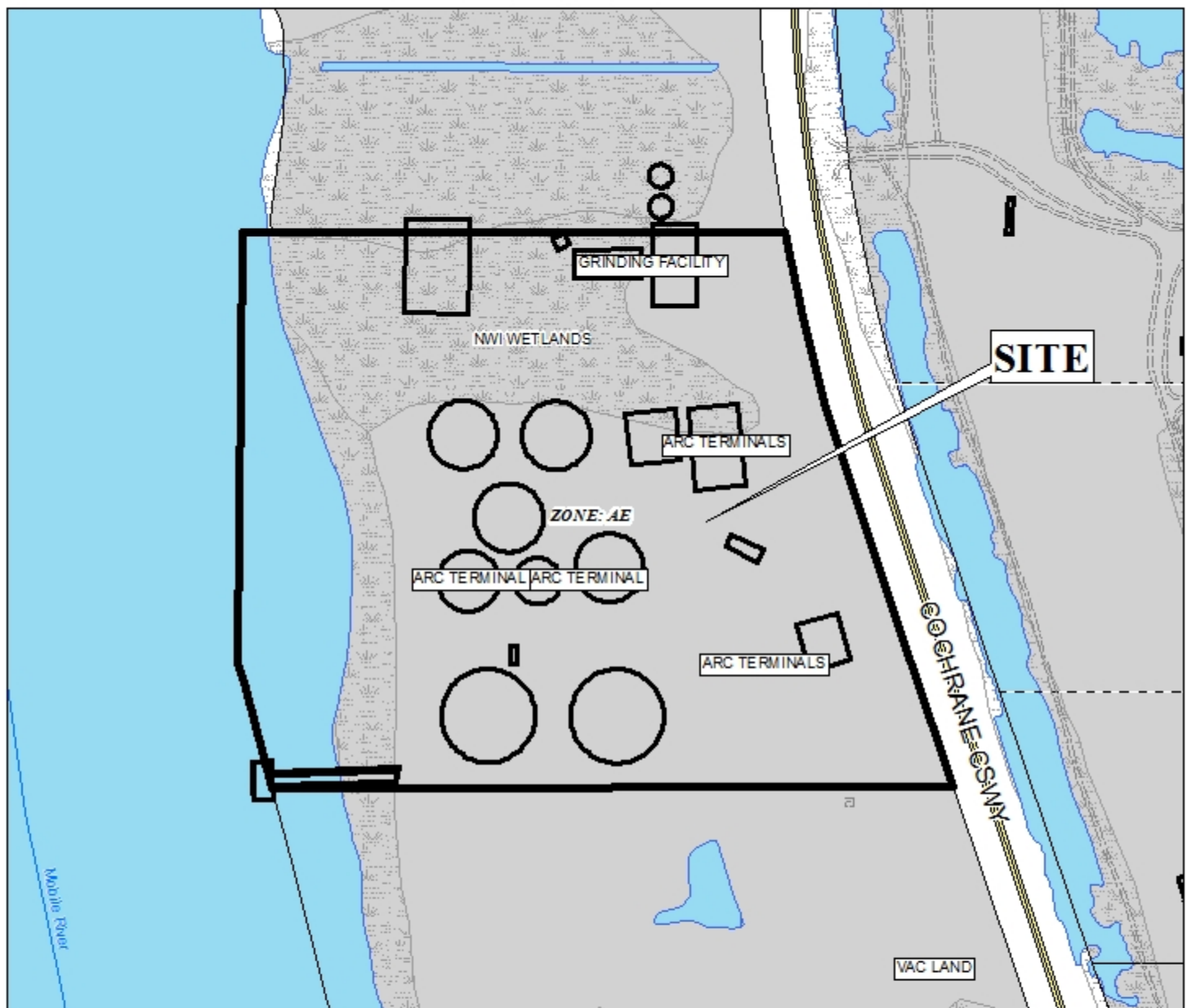
APPLICANT Cowles, Murphy, Glover & Associates

REQUEST Planning Approval



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units.

APPLICATION NUMBER 12 DATE May 7, 2015

APPLICANT Cowles, Murphy, Glover & Associates

REQUEST Planning Approval

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



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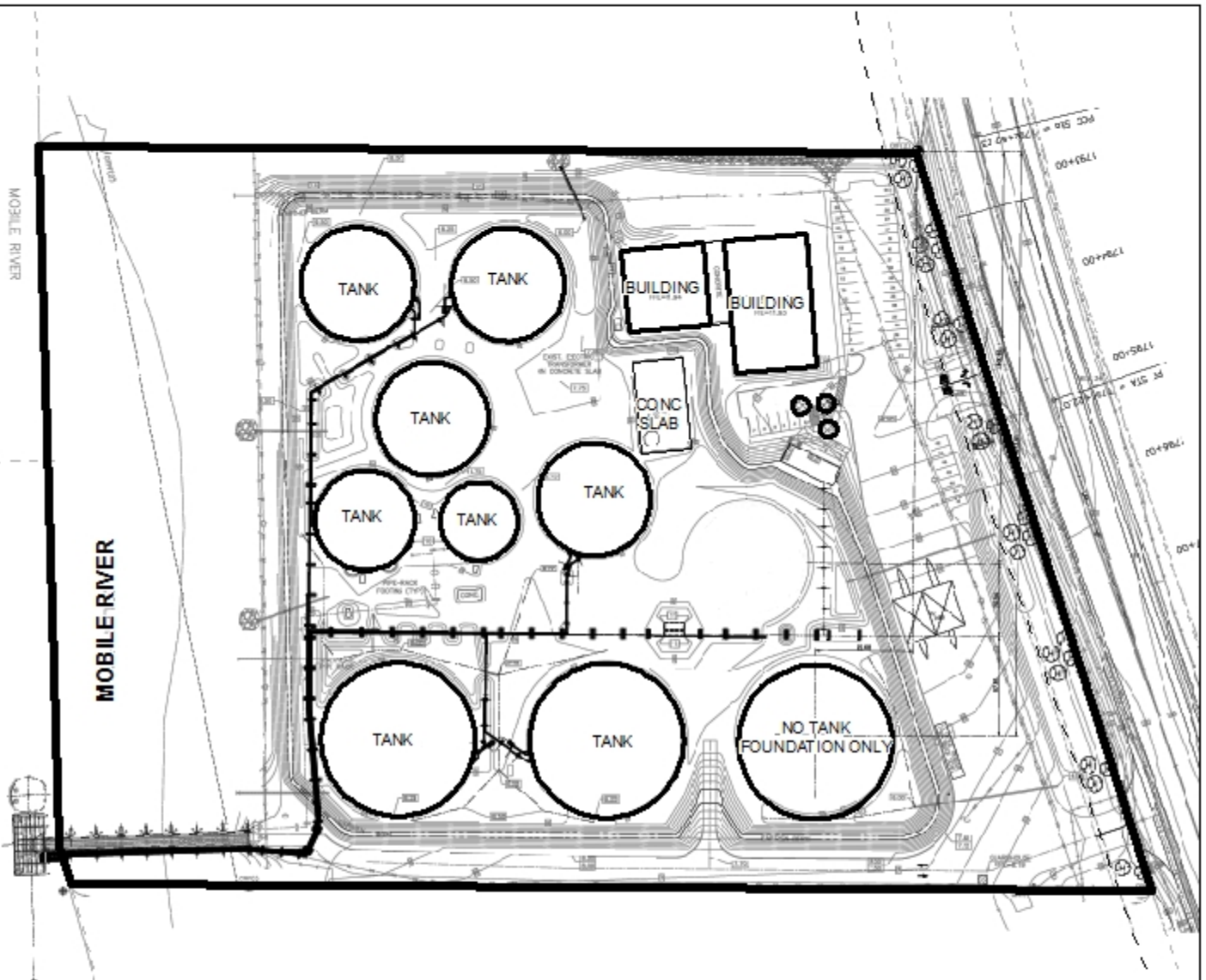
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# SITE PLAN



The site plan illustrates the existing tanks and buildings.

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