

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: October 20, 2016**

<u>DEVELOPMENT NAME</u>	Center Point Terminals LLC (Jarrod White, Agent)
<u>LOCATION</u>	1301 Cochrane Causeway (West side of Cochrane Causeway, 2.0 mile± North of Bankhead Tunnel)
<u>CITY COUNCIL DISTRICT</u>	District 2
<u>PRESENT ZONING</u>	I-2, Heavy Industry
<u>AREA OF PROPERTY</u>	10.2± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow multiple buildings on a single building site.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given.
<u>ENGINEERING COMMENTS</u>	

1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE).

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and ALDOT and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. 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, paving, and all above ground structures, 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.
3. 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.

4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). 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.
5. 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.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Cochran Causeway (U.S. Highway 90) is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering 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 2015-116 and City Code Chapters 57 and 64).

FIRE DEPARTMENT

COMMENTS

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).

REMARKS

The applicant is requesting Planned Unit Development approval to allow multiple buildings on a single building site.

The applicant proposes to construct two additional petroleum storage tanks (67,100 BBL and 32,900 BBL) and replace an existing 70' by 66' truck loading/unloading facility canopy with one 85' by 80' at an existing petroleum storage facility. The two ingress/egress driveway access points will also be upgraded. A 24' by 34' vapor recovery unit is also proposed in the Northeast portion of the site. As the subject parcel on which the expansion is proposed shares access with an adjacent parcel to the South also owned and operated by the applicant, Planned Unit Development Approval is required to allow such shared access. A Sidewalk Waiver was approved by the Commission for the site at its January 7, 2016 meeting.

According to the recently adopted Map for Mobile Plan, the site is located within an Industrial Area. The intent of this Development Area includes:

- Minimize impacts to adjacent properties
- Connect to major infrastructure for ease of major industry
- Better streetscaping and aesthetic improvements

- Connect to nearby areas through transit accommodation for ease of workers' access

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. As this request is related to the use of the property, application of the Map for Mobile principles would be appropriate.

Both the subject parcel and the adjacent parcel currently contain four petroleum storage tanks each. Aerial photographs available to staff show that the site was developed between 1979 and 1984. The only expansion and improvements proposed are on the Northern parcel. Due to the fact that only the Northern parcel is involved, staff has determined that no site compliance standards would apply to the Southern parcel. The site plan indicates compliant landscaping and tree planting calculations; however, since the expansion consists of less than 50% of the existing site coverage, no new landscaping and tree plantings are automatically required. While not required based on the increase being less than 50%, if shown on the plan that is approved, they must be provided.

The site plan indicates new asphalt paving for the two entrances, heavy truck parking and maneuvering area, and compliant office/employee parking. An existing dumpster is indicated on the site plan; however, no compliance with the enclosure and drainage requirements is indicated. Therefore, the site plan should be revised to indicate compliance with Section 64-4.D.9. of the Zoning Ordinance.

Regarding the Map for Mobile, public transit is not currently available on Cochrane Causeway, and as previously noted, the scope of the project will not trigger automatic tree and landscaping compliance.

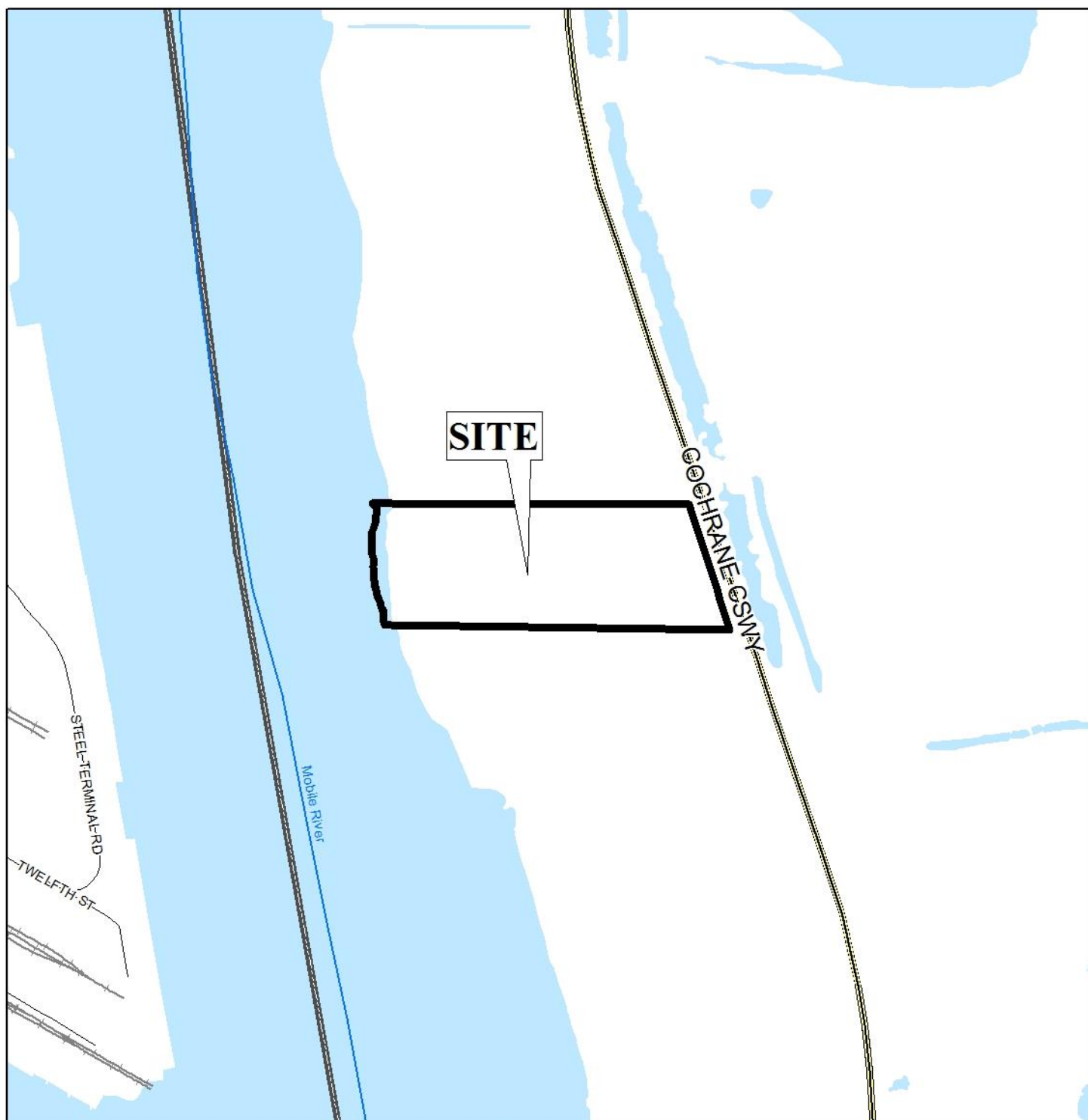
RECOMMENDATION The Planned Unit Development request is recommended for Approval, subject to the following conditions:

- 1) revision of the site plan to indicate dumpster compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 2) subject to the Engineering comments: *[1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE). ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and ALDOT and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. 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, paving, and all above ground structures, 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. 3. 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. 4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];

- 3) *subject to the Traffic Engineering comments: [Cochran Causeway (U.S. Highway 90) is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.];*
- 4) *subject to the 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 2015-116 and City Code Chapters 57 and 64).];*
- 5) *subject to the Fire Department comments: [All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).]; and*
- 6) *submission to Planning and Zoning of a revised PUD site plan showing compliance with these conditions of approval prior to submitting for any Land Disturbance or construction permits.*

LOCATOR MAP



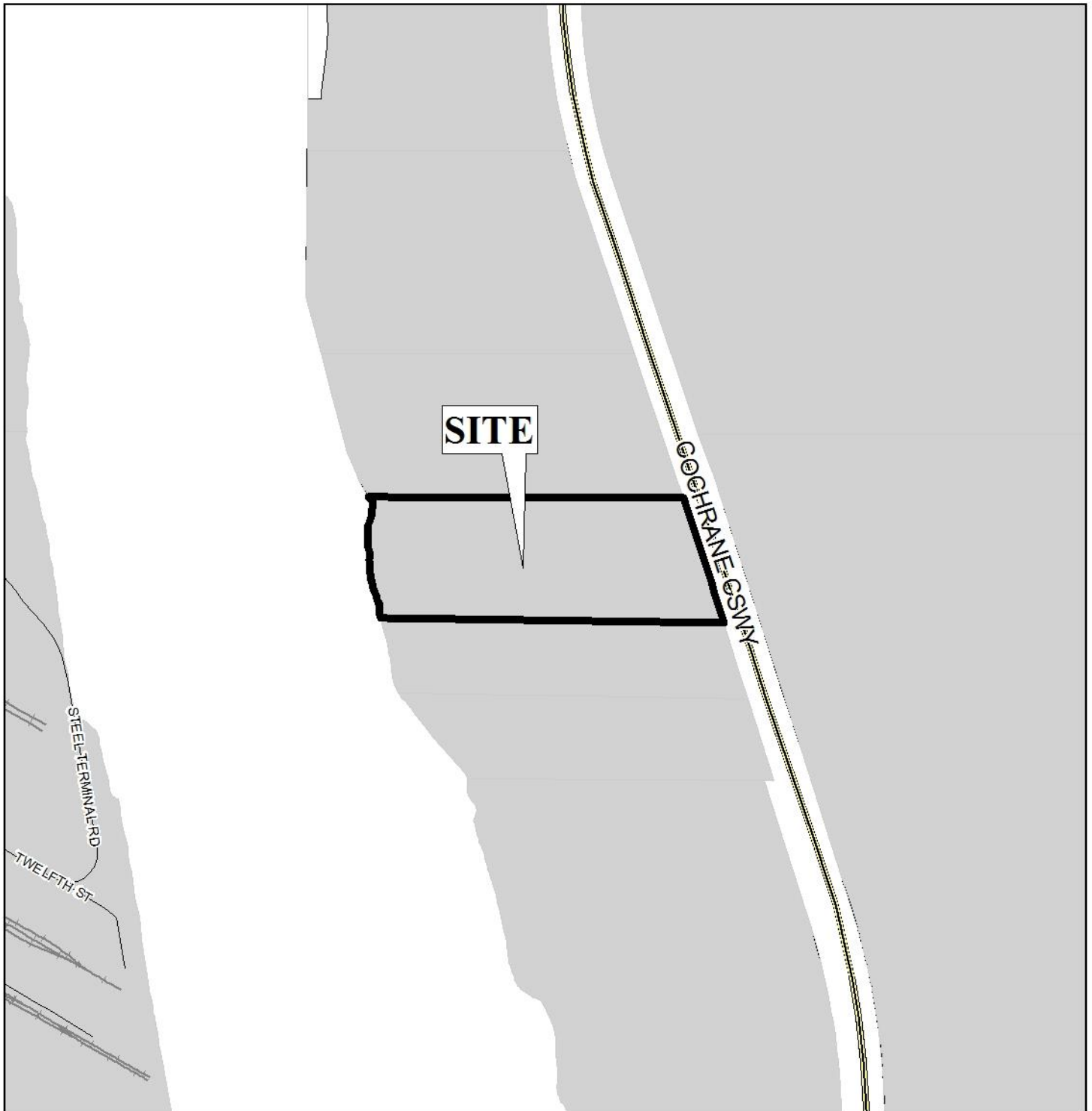
APPLICATION NUMBER 16 DATE October 20, 2016

APPLICANT Jarrold White

REQUEST Planned Unit Development



LOCATOR ZONING MAP



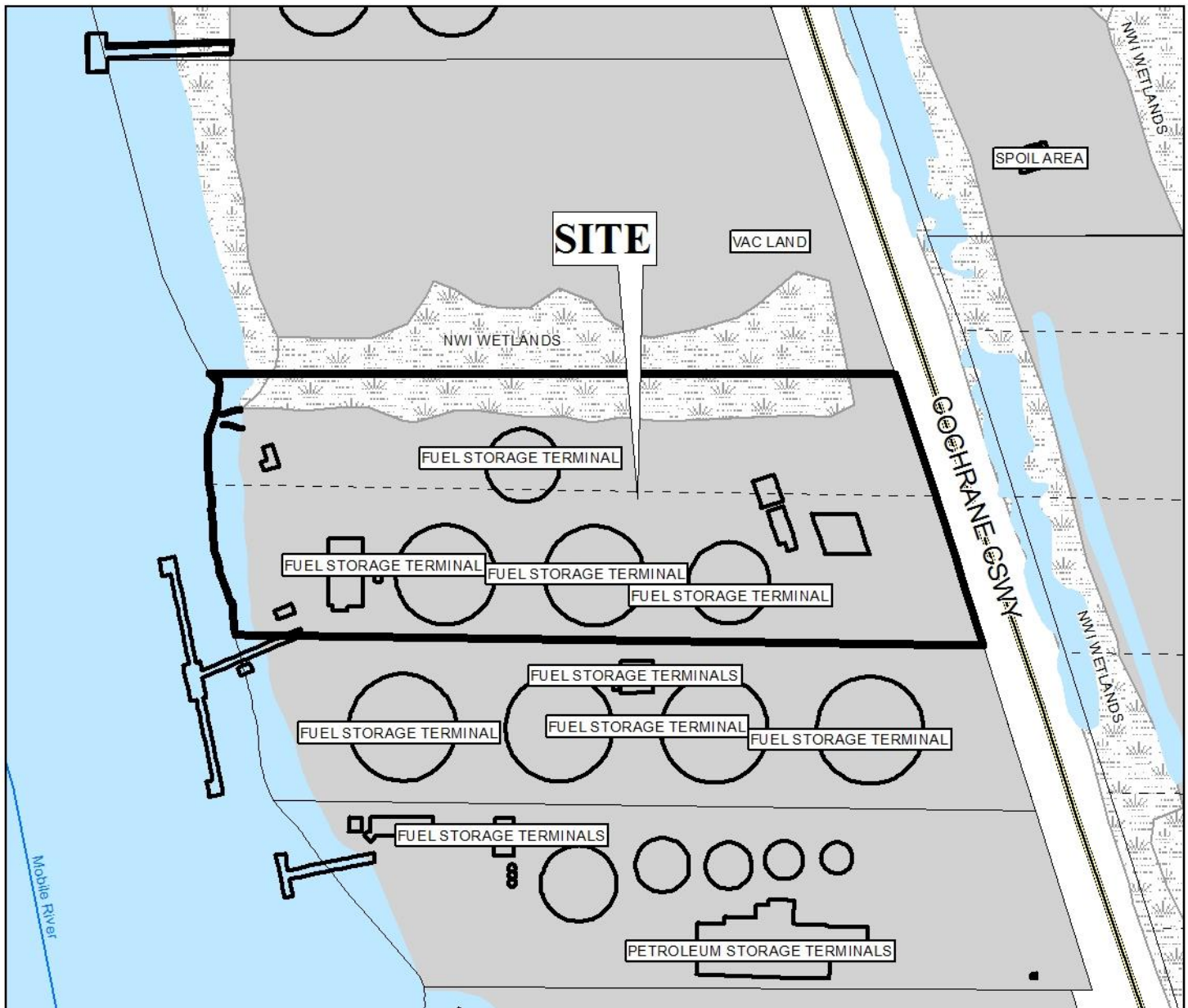
APPLICATION NUMBER 16 DATE October 20, 2016

APPLICANT Jarrold White

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units.

APPLICATION NUMBER 16 DATE October 20, 2016

APPLICANT Jarrold White

REQUEST Planned Unit Development

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



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by industrial units.

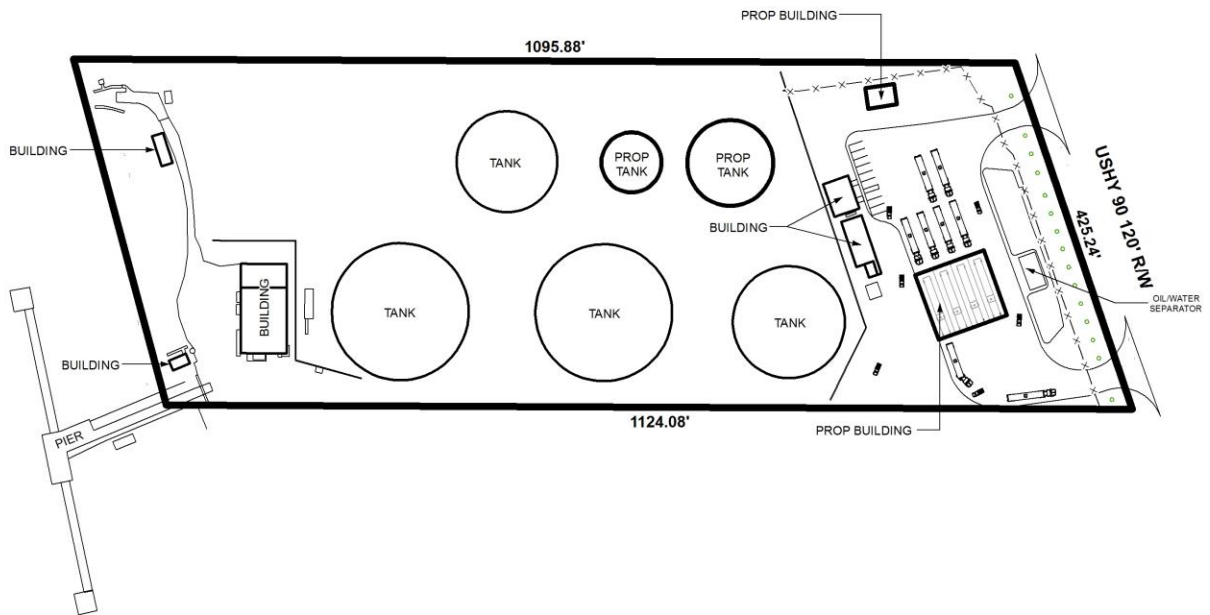
APPLICATION NUMBER 16 DATE October 20, 2016

APPLICANT Jarrold White

REQUEST Planned Unit Development



SITE PLAN



The site plan illustrates the existing buildings, existing tanks, proposed tanks, and proposed building.

APPLICATION NUMBER 16 DATE October 20, 2016

APPLICANT Jarrod White

REQUEST Planned Unit Development



NTS

