

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: November 6, 2014****APPLICANT NAME**

Cowles, Murphy, Glover & Associates

DEVELOPMENT NAME

Cowles, Murphy, Glover & Associates

LOCATION195 Cochrane Causeway
(East and West sides of Cochran Causeway, 585'± North of
Dunlap Drive)**CITY COUNCIL
DISTRICT**

Council District 2

PRESENT ZONING

I-2, Heavy Industry

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
multiple buildings on a single building site and Planning
Approval to amend a previously approved Planning
Approval to allow an expansion of an existing petroleum
oil bulk terminal and distribution facility in an I-2, Heavy-
Industry District.**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

**ENGINEERING
COMMENTS**

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 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 proposed development must comply with all Engineering Department Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

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 61-929 and City Code Chapters 57 and 64).

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 Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing petroleum oil bulk terminal and distribution facility in an I-2, Heavy-Industry District. Specifically, the proposed expansion is the addition of a building to house fire-fighting related materials: no storage capacity expansion of the facility is proposed.

The applicant is resubmitting a PUD and PA application that was most recently approved by the Planning Commission at its April 4, 2013 meeting. The PUD application has since expired, and the PA application must be submitted in conjunction with the PUD, thus the reason for the new applications.

As stated in Section 64-5. of the Zoning Ordinance, 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 any changes to the site plan must be approved by the Planning Commission.

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. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

The applicant illustrates on the site plan the proposed construction of 20-foot x 40-foot pre-engineering metal building to store a foam agent and a trailer with pumping equipment used to help firefighters in case of a petroleum fire. The building will house the foam agent to prevent it from degrading by ultraviolet rays, the building will have no occupants; therefore, no additional parking will be required.

The proposed improvements will not impact parking or traffic circulation; however, it should be pointed out that the additional facilities may necessitate further compliance with the City of Mobile storm water and flood control regulations.

It should be pointed out that an existing dumpster is depicted on the site plan. The dumpster must be enclosed on three sides and in compliance with Section 64-4.D.9. of the Zoning Ordinance.

Tree and landscaping is not illustrated on the site plan; however, the proposed new building will not expand the site coverage or building area by more than 50 %; therefore, compliance with tree and landscaping requirements of the Zoning Ordinance should not be required at this time.

The site is bounded by the Mobile River and portions of Mobile Bay, and wetlands and floodplains associated with the water features may occur on a portion of the site. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

As the Planning Commission has previously approved the requests, and as the information that has been submitted has not changed, approval of these requests would seem consistent with previous actions; however, it should be noted that the original conditions should still apply, thus are also the conditions of the amended Planned Unit Development (PUD) and Planning Approval.

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

- 1) placement of a note on the site plan stating that the dumpster must be enclosed on three sides and in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 2) placement of a note on the site plan stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities for floodplain issues;
- 3) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;

- 4) placement of a note on the site plan stating that a new Planning Approval application will be required for any additional development on the site;
- 5) compliance with Engineering comments: *“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 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 proposed development must comply with all Engineering Department Policy Letters.”;*
- 6) compliance with Traffic Engineering comments: *“Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.”;*
- 7) compliance with Urban Forestry: *“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).”;*
- 8) 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.”;* and
- 9) full compliance with all municipal codes and ordinances.

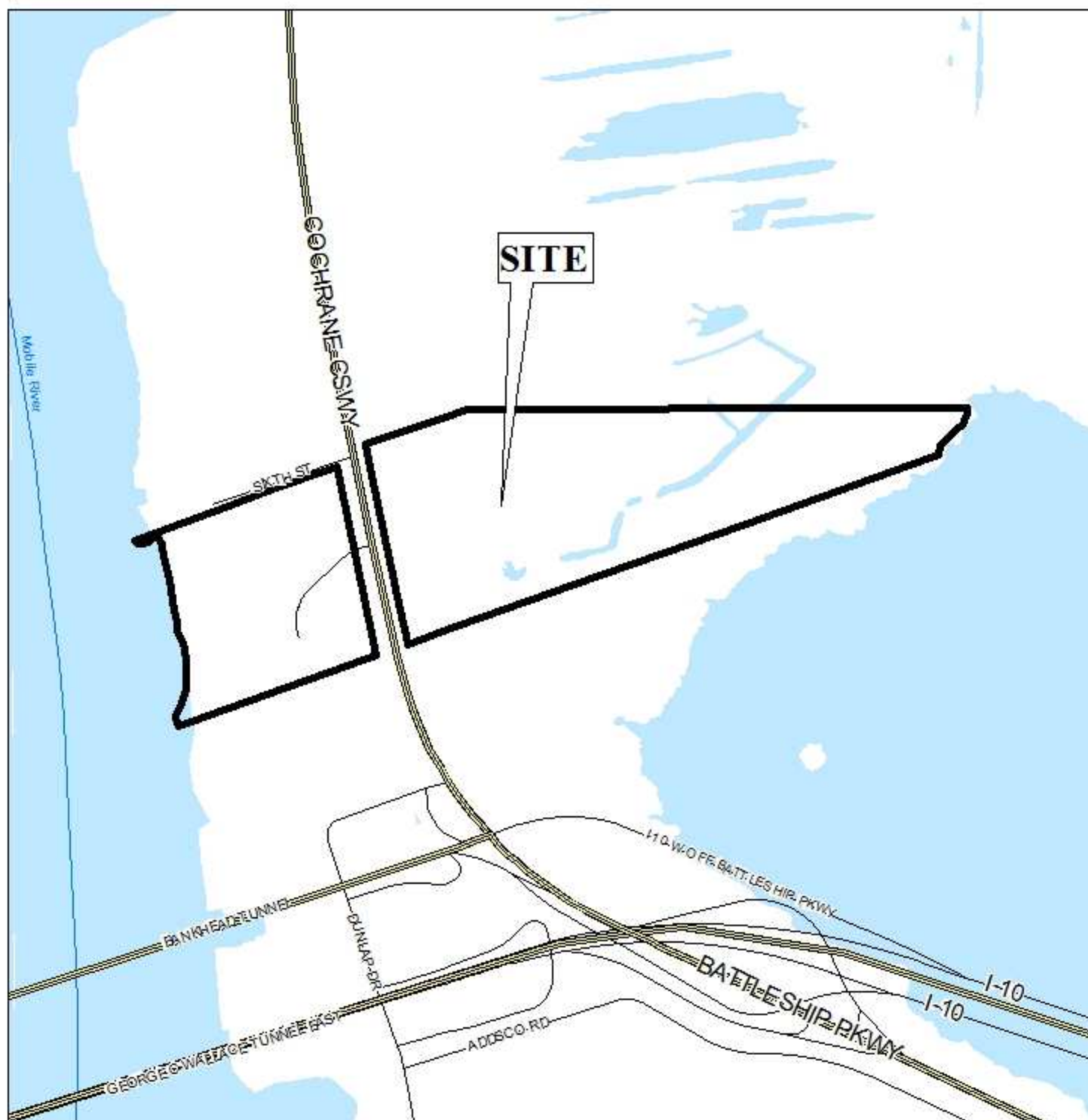
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LOCATOR MAP



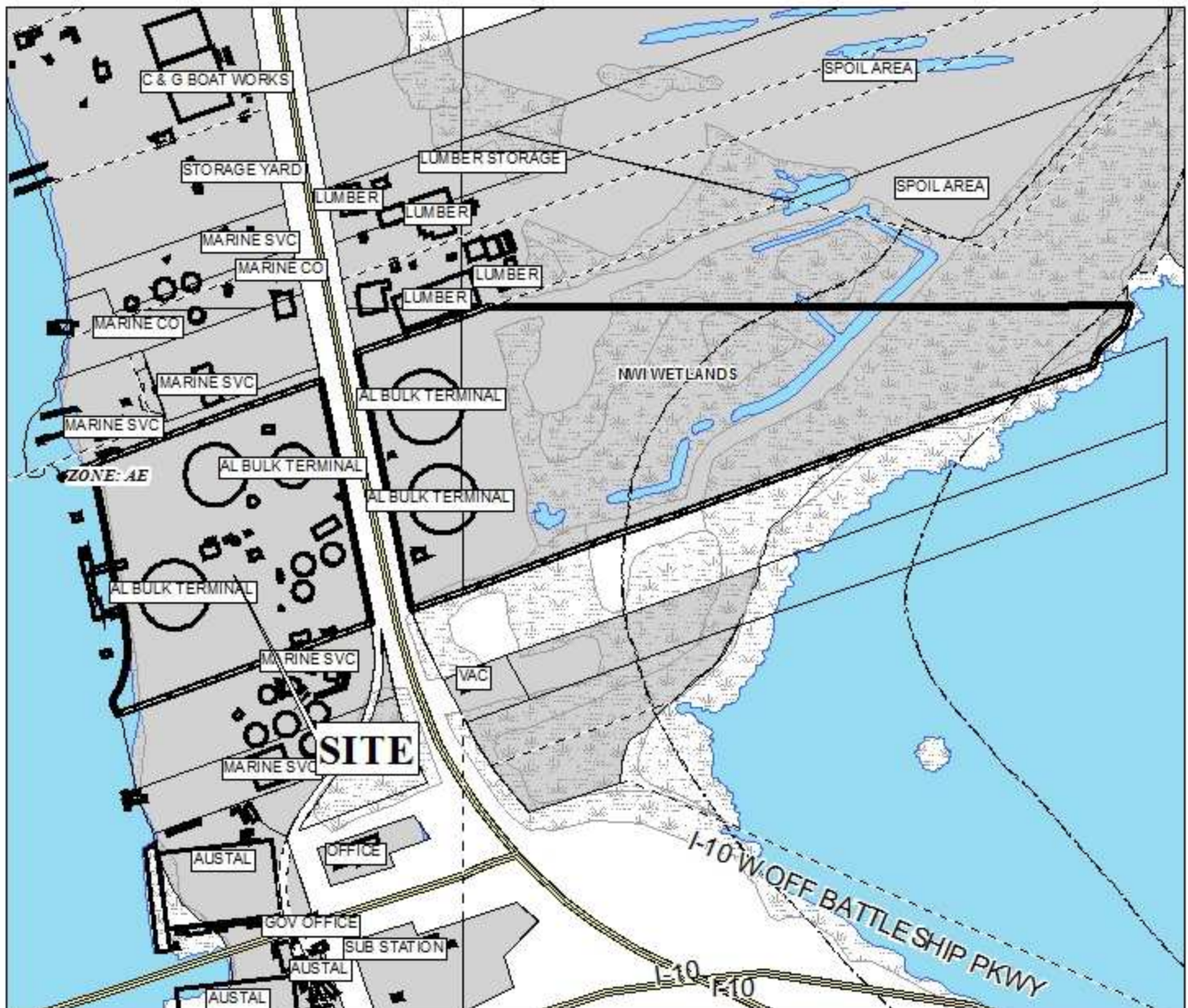
APPLICATION NUMBER 22 DATE November 6, 2014

APPLICANT Cowles, Murphy, Glover & Associates

REQUEST Planned Unit Development, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use units.

APPLICATION NUMBER 22 DATE November 6, 2014

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REQUEST Planned Unit Development, 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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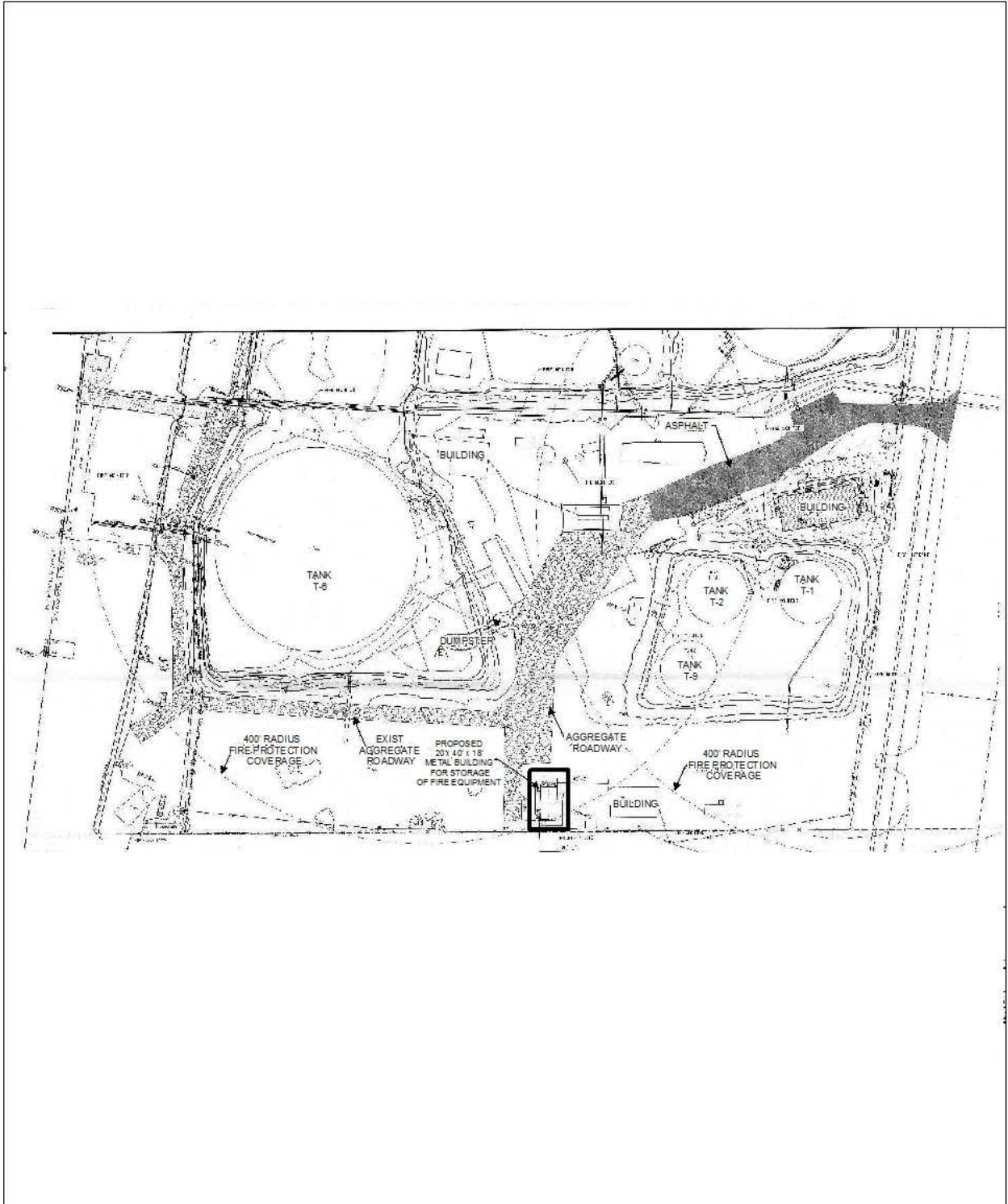
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SITE PLAN

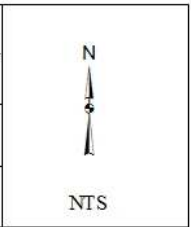


The site plan illustrates the existing tanks, and proposed metal building.

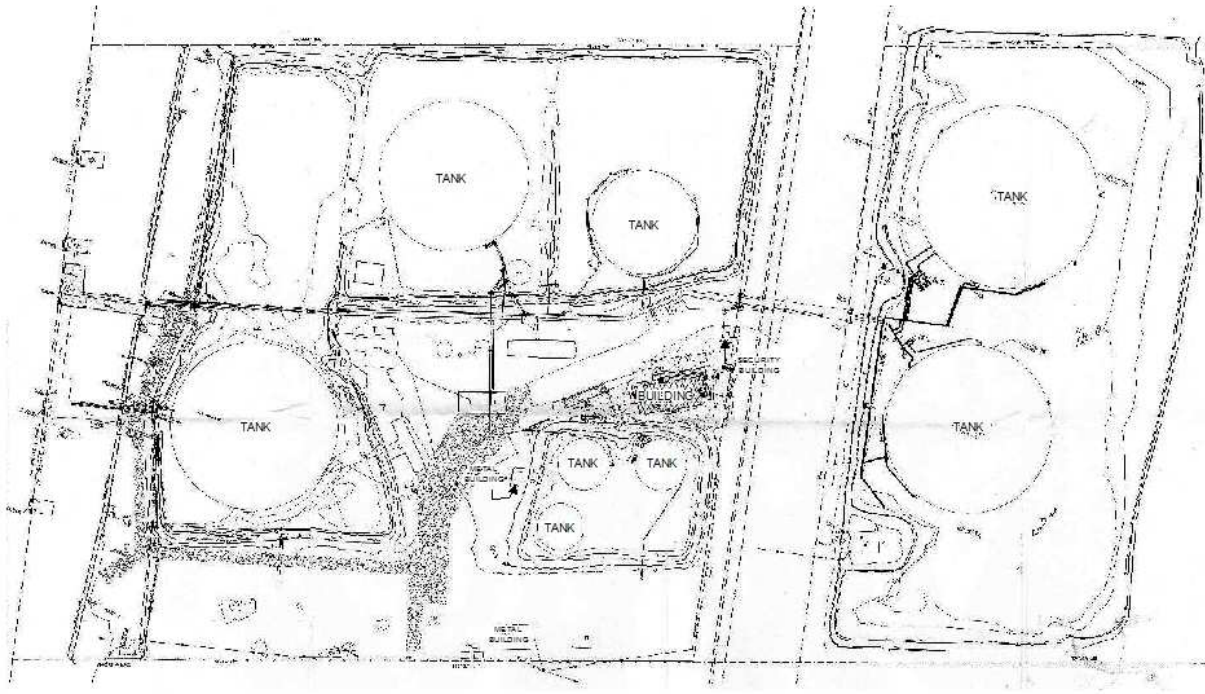
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DETAIL SITE PLAN



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REQUEST Planned Unit Development, Planning Approval



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