

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: April 4, 2013****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 USE

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 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.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Any work performed in the existing Cochrane Causeway ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping will require a ROW permit from ALDOT and the City of Mobile. A copy of the permit must be submitted to the City Engineering Department. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

**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 which amended a Planning Approval to allow the expansion of an existing petroleum oil bulk terminal and distribution facility in an I-2, Heavy-Industry District.

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.

Staff has determined that 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 is anticipated that lighting may be required on the site for the new facility. Any lighting provided must comply with Section 64-4.A.2 of the Zoning Ordinance, and not shine directly into adjacent residential areas or into traffic.

It should be noted that tree and landscaping are not illustrated on the site plan; however, since the original landscape and tree plan was approved, revised plans would be required for approval prior to the issuance of a Certificate of Occupancy.

It should be noted that the original conditions still apply and are also 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:

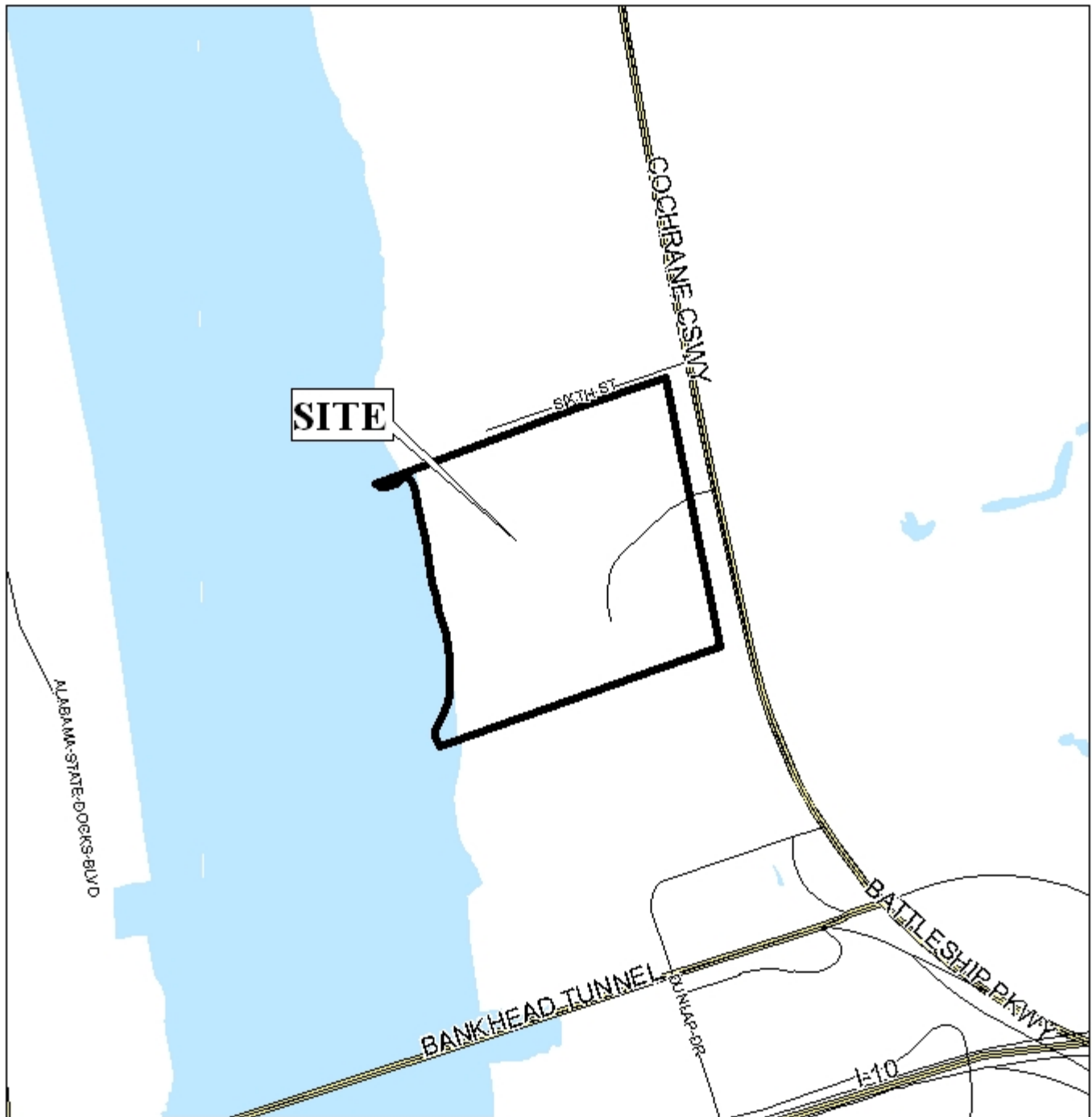
- 1) compliance with Engineering Comments (*Any work performed in the existing Cochrane Causeway ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping will require a ROW permit from ALDOT and the City of Mobile. A copy of the permit must be submitted to the City Engineering Department. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.*);
- 2) 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.*);
- 3) illustration of the location of any dumpster or waste storage area on the site plan;
- 4) approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- 5) full compliance with all municipal codes and ordinances; and
- 6) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval.

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

- 1) compliance with Engineering Comments (*Any work performed in the existing Cochrane Causeway ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping will require a ROW permit from ALDOT and the City of Mobile. A copy of the permit must be submitted to the City Engineering Department. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.*);
- 2) 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.*);
- 3) illustration of the location of any dumpster or waste storage area on the site plan;

- 4) approval of all applicable federal, state and local agencies prior to the issuance of any permits, and
- 5) full compliance with all municipal codes and ordinances.

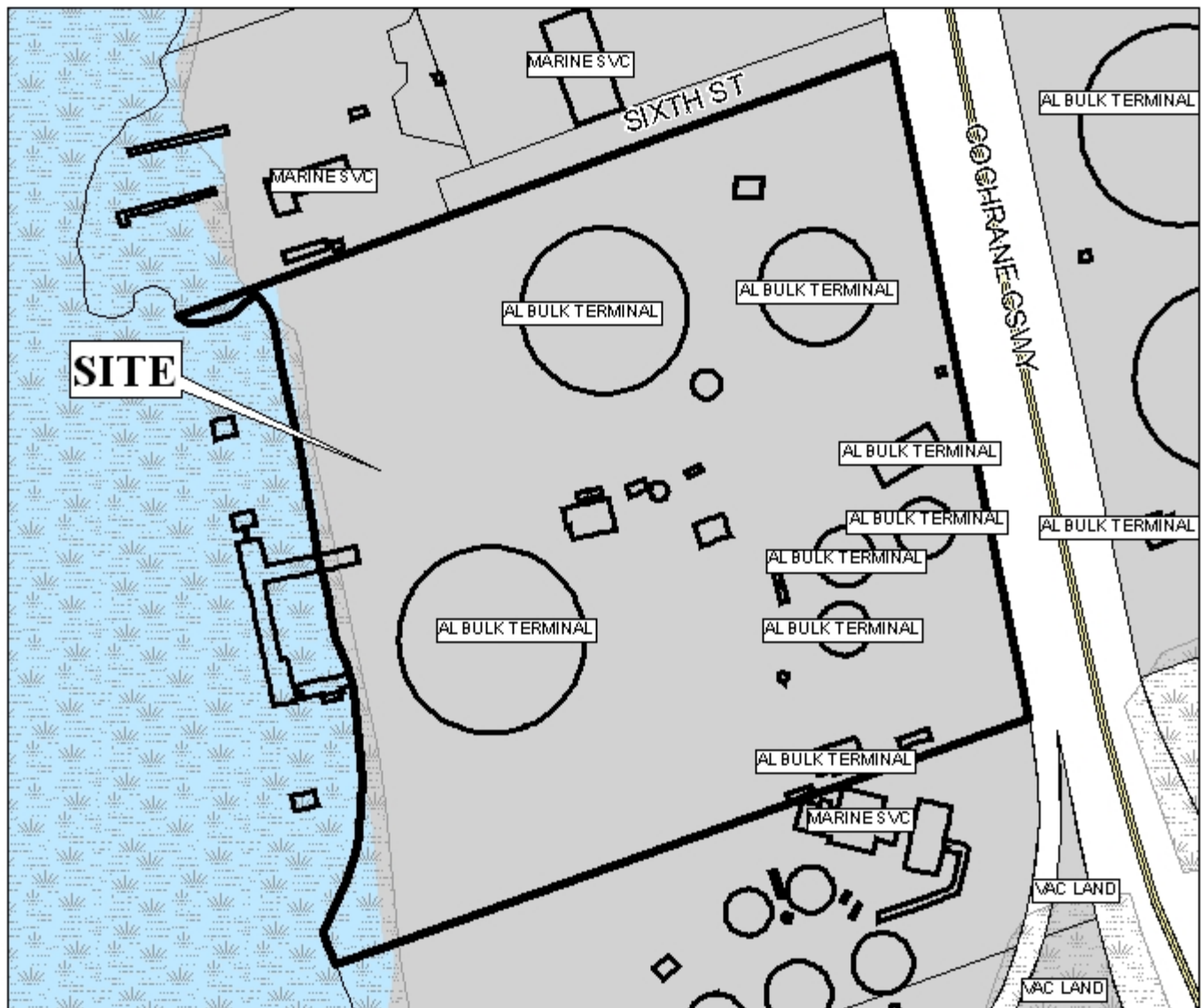
LOCATOR MAP



APPLICATION NUMBER 29 & 30 DATE April 4, 2013
APPLICANT Cowles, Murphy, Glover & Associates
REQUEST Planned Unit Development, Planning Approval

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use.

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LEGEND

| | | | | | | | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
| R-1 | R-2 | R-3 | R-A | R-B | H-B | T-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 |
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NTS

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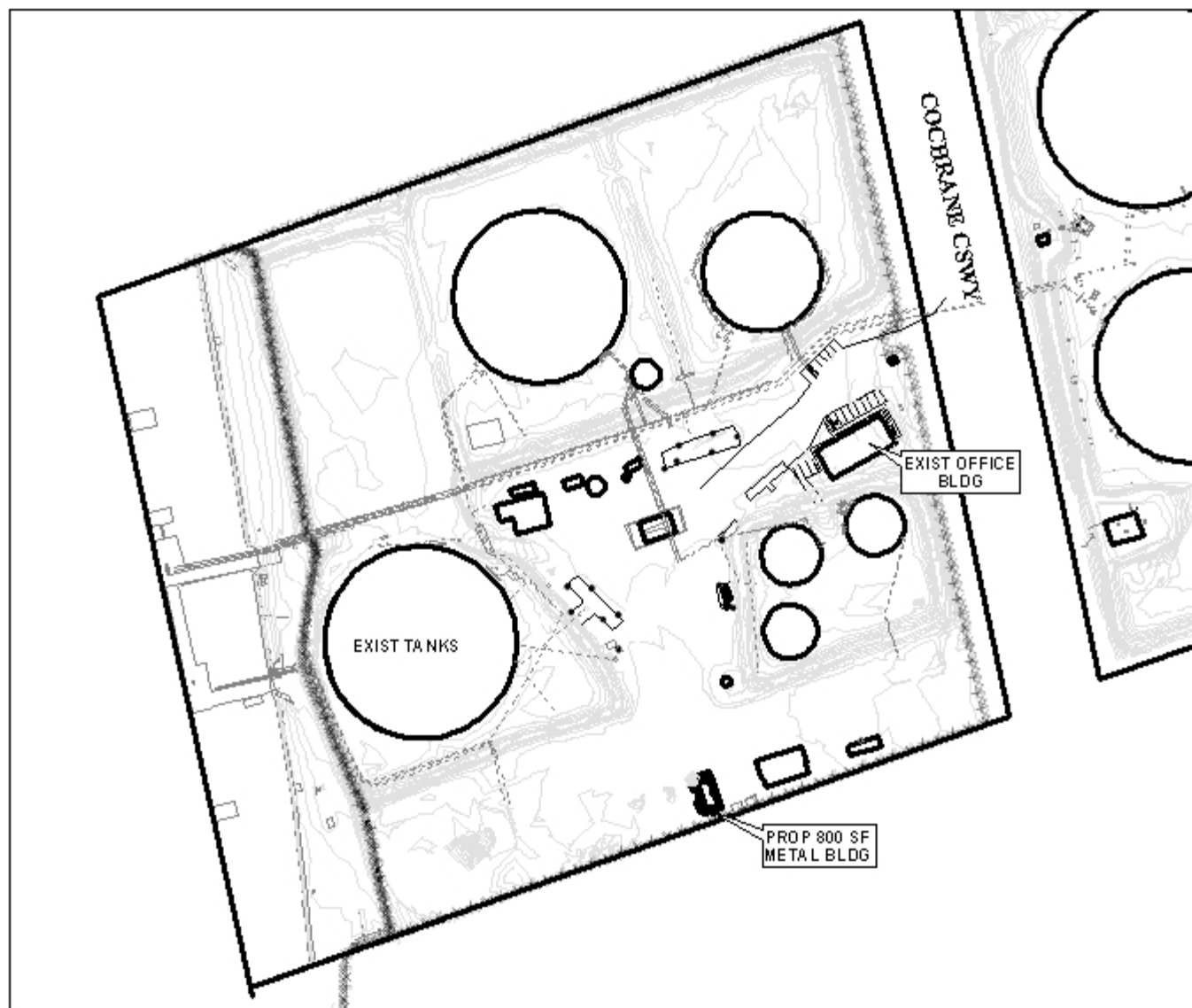


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SITE PLAN



The site plan illustrates the existing development and proposed structure.

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