

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: July 5, 2012****APPLICANT NAME**

Gulf Coast Asphalt

DEVELOPMENT NAME

Gulf Coast Asphalt Company

LOCATION835 Cochrane Causeway
(West side of Cochrane Causeway, 1.0 ± mile North of
Bankhead Tunnel)**CITY COUNCIL
DISTRICT**

Council District 2

PRESENT ZONING

I-2, Heavy Industry

CONTEMPLATED USEPlanned 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 a bulk
petroleum storage facility in an I-2, Heavy-Industry
District.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

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. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by 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 amend a previously approved Planning Approval to allow a bulk petroleum storage 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 states and illustrates on the site plan the proposed construction of two (2) 91-feet x 48-feet high, 55,000-barrel frangible roof storage tanks.

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 facilities. 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.

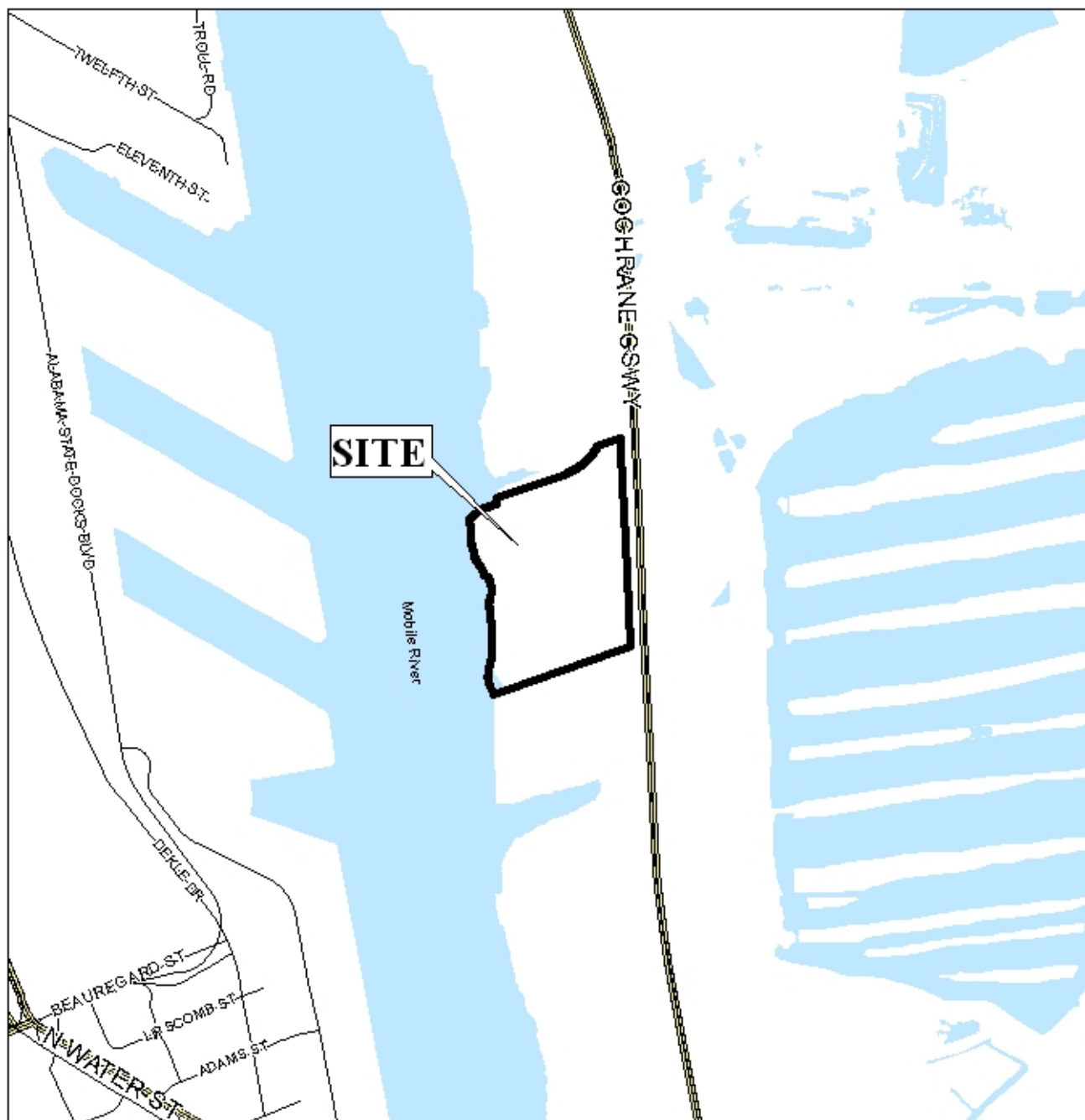
RECOMMENDATION **Planned Unit Development** Based on the preceding, the application is recommended for Approval, subject to the following conditions:

- 1) compliance with Engineering Comments (*Any 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. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.*);
- 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 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. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.*);
- 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



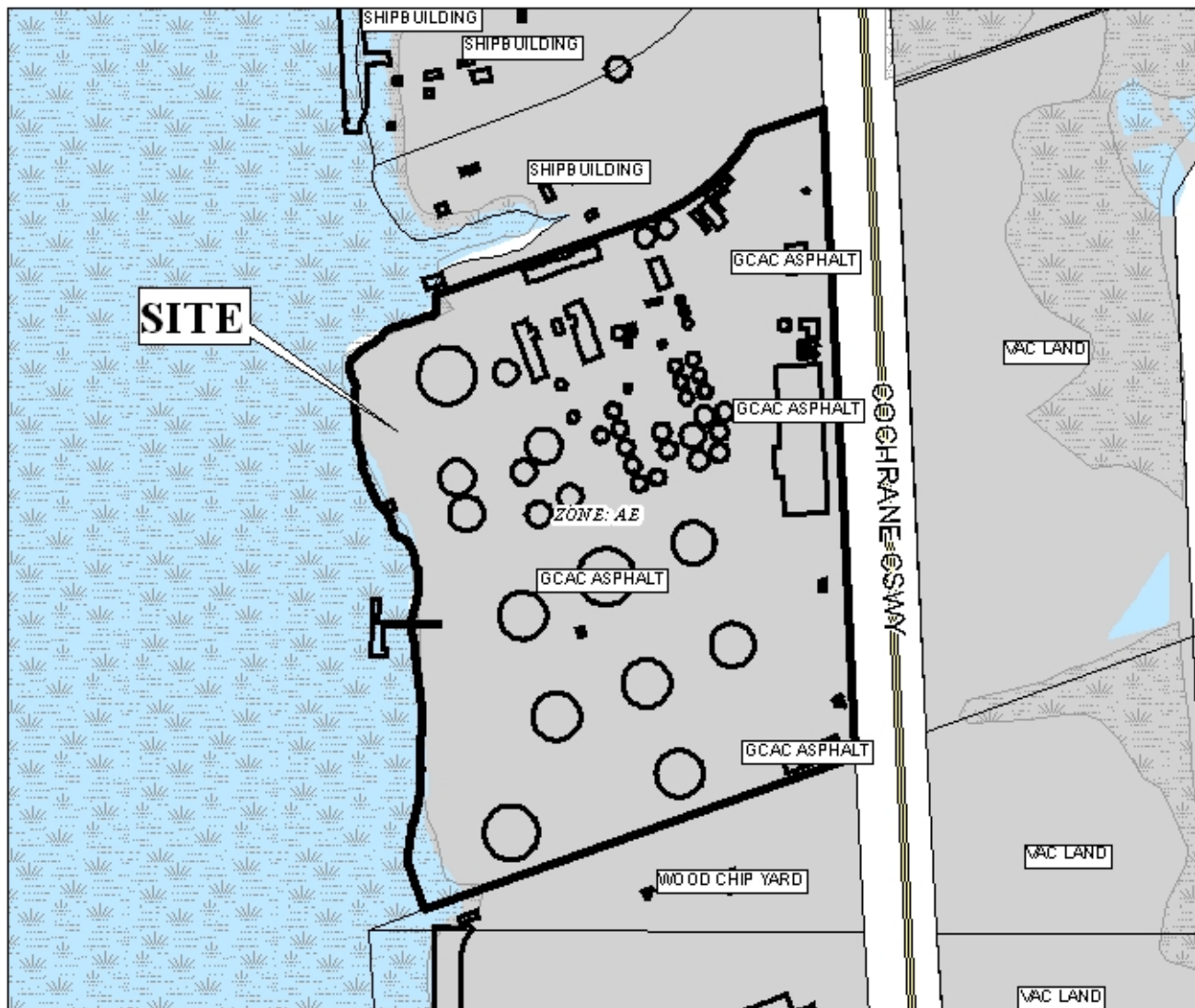
APPLICATION NUMBER 36 & 37 DATE July 5, 2012

APPLICANT Gulf Coast Asphalt Company

REQUEST Planned Unit Development, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Industrial land use is located to the north and south of the site. Vacant land is located to the east of the site.

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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

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Industrial land use is located to the north and south of the site. Vacant land is located to the east of the site.

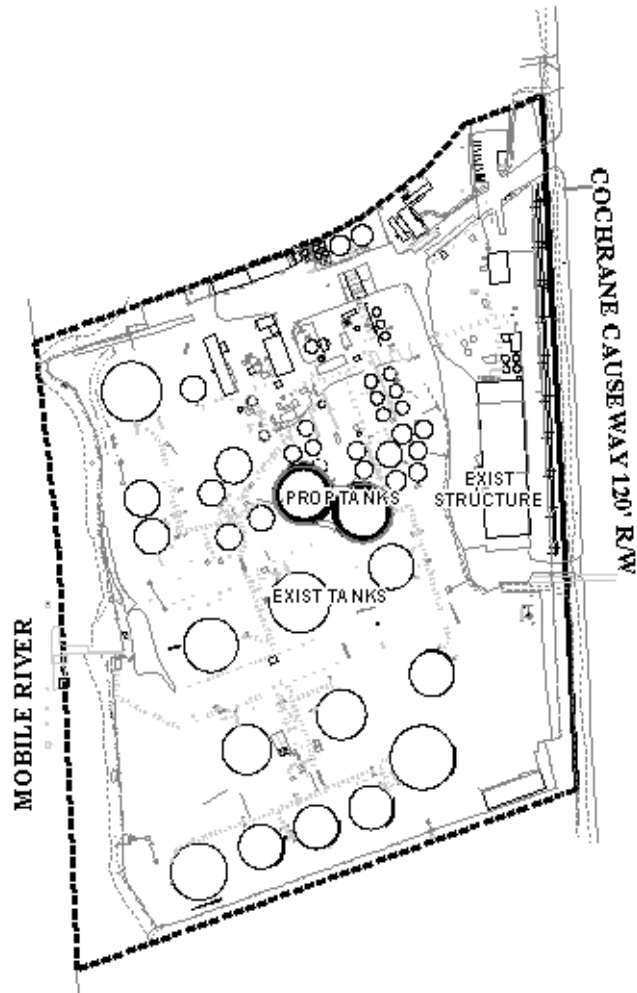
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SITE PLAN



The site plan illustrates the existing structures, tanks, and proposed tanks.

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