

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: February 7, 2013****APPLICANT NAME**

Cowles, Murphy, Glover & Associates

DEVELOPMENT NAME

Cowles, Murphy, Glover & Associates

LOCATION501 Cochrane Causeway
(West side of Cochrane Causeway, 3/4± mile North of
Bankhead Tunnel)**CITY COUNCIL****DISTRICT**

District 2

PRESENT ZONING

I-2, Heavy Industrial

AREA OF PROPERTY

37.1± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites with shared access between building sites and Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing wood chipping facility in an I-2, Heavy Industry District.

TIME SCHEDULE**FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Any work performed in the existing Cochrane Causeway ROW (right-of-way) will require a ROW permit from ALDOT – 9th Division. 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. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.

TRAFFIC ENGINEERING**COMMENTS**

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

FIRE DEPARTMENT**COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites with shared access between building sites and Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing wood chipping facility in an I-2, Heavy Industry District.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

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 and PUD review are site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Additionally, if the scope of operations for the tank farm or the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The applicant, Cooper Marine Terminals, proposes to amend their previous Planned Unit Development and Planning Approval applications to include the addition of a 3,500 square foot office building, seventeen (17) additional parking spaces and to create a temporary spoil retainage area on Lot 1 for spoil dewatering.

With the additional seventeen (17) parking spaces, the site would provide 112 parking spaces, which exceeds the 40 spaces required by the Zoning Ordinance.

It appears that the plans depict general compliance with the overall minimum requirements of the Zoning Ordinance.

To the rear of the site is Mobile River and as such the area may be considered environmentally sensitive; thus the approval of all applicable federal, state and local agencies would 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 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.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

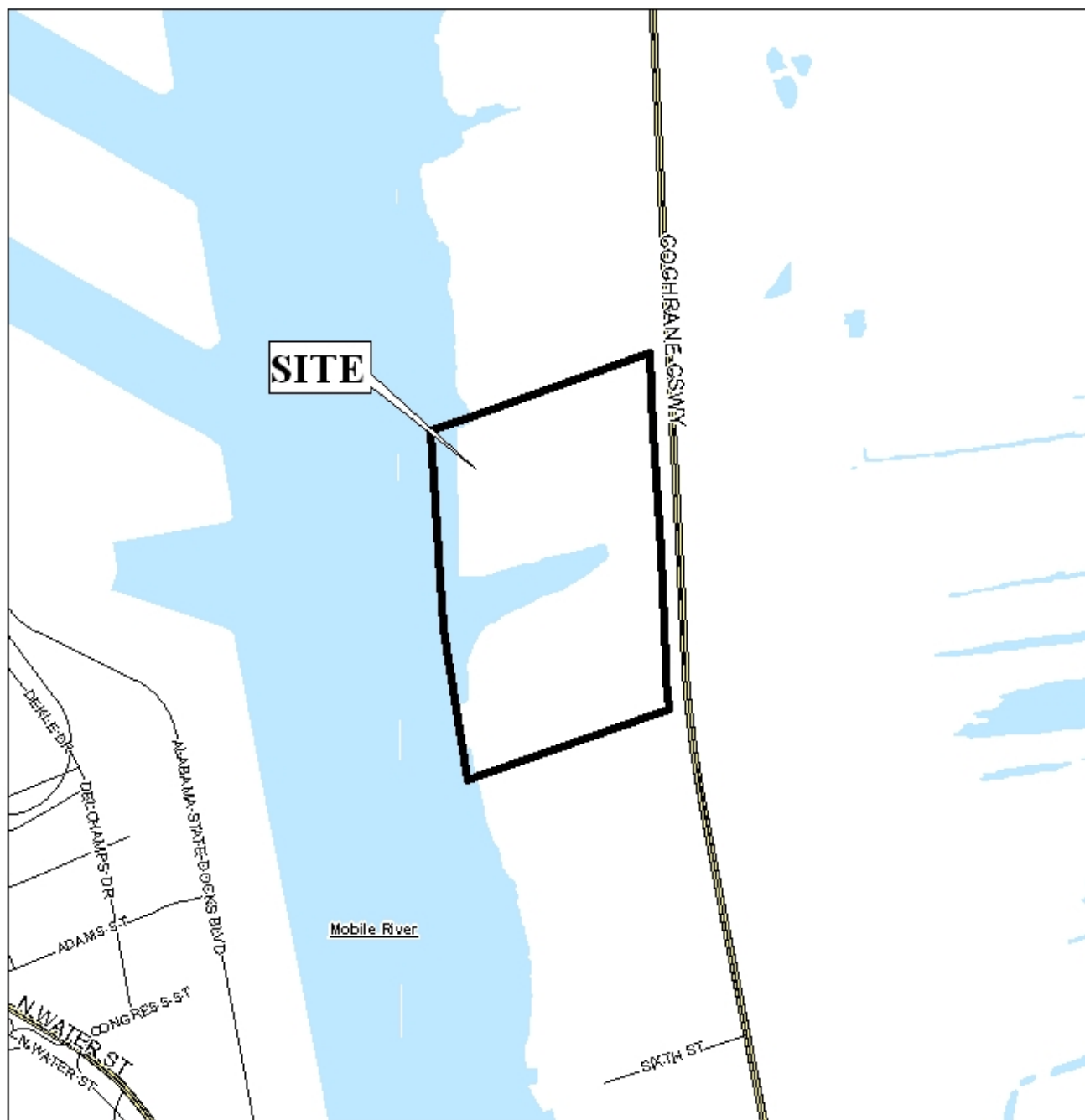
- 1) compliance with Engineering Comments: *(Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s), revisions, and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Any work performed in the existing Cochrane Causeway ROW (right-of-way) will require a ROW permit from ALDOT – 9th Division. 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. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);*
- 2) compliance with Traffic Engineering Comments: (Cochrane Causeway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.);
- 3) 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.);*
- 4) illustration of the location of any dumpster or waste storage area on the site plan;
- 5) approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- 6) full compliance with all municipal codes and ordinances; and

- 7) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval.

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LOCATOR MAP



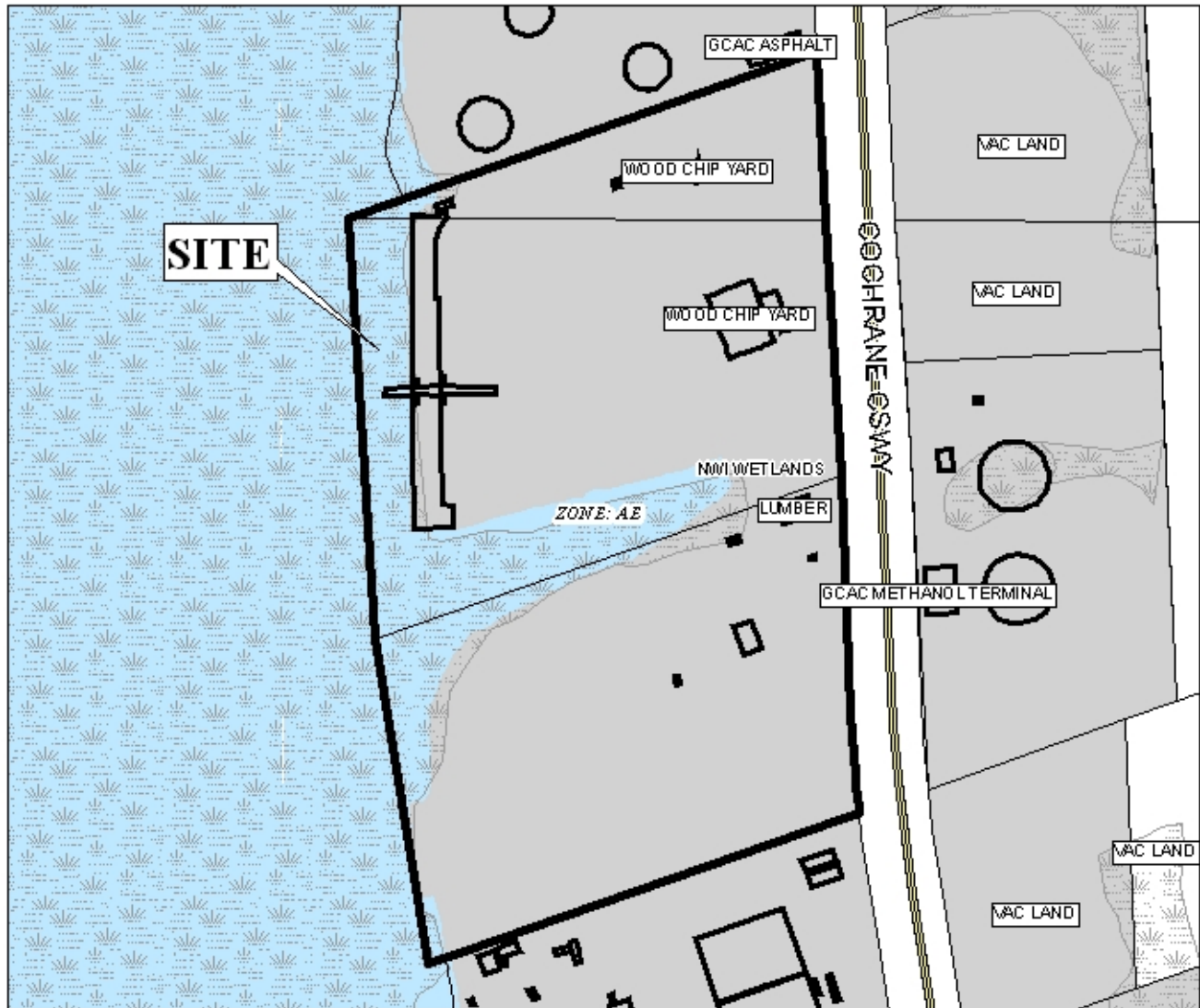
APPLICATION NUMBER 57 & 58 DATE February 7, 2013

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.

APPLICATION NUMBER 57 & 58 DATE February 7, 2013

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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	NTS
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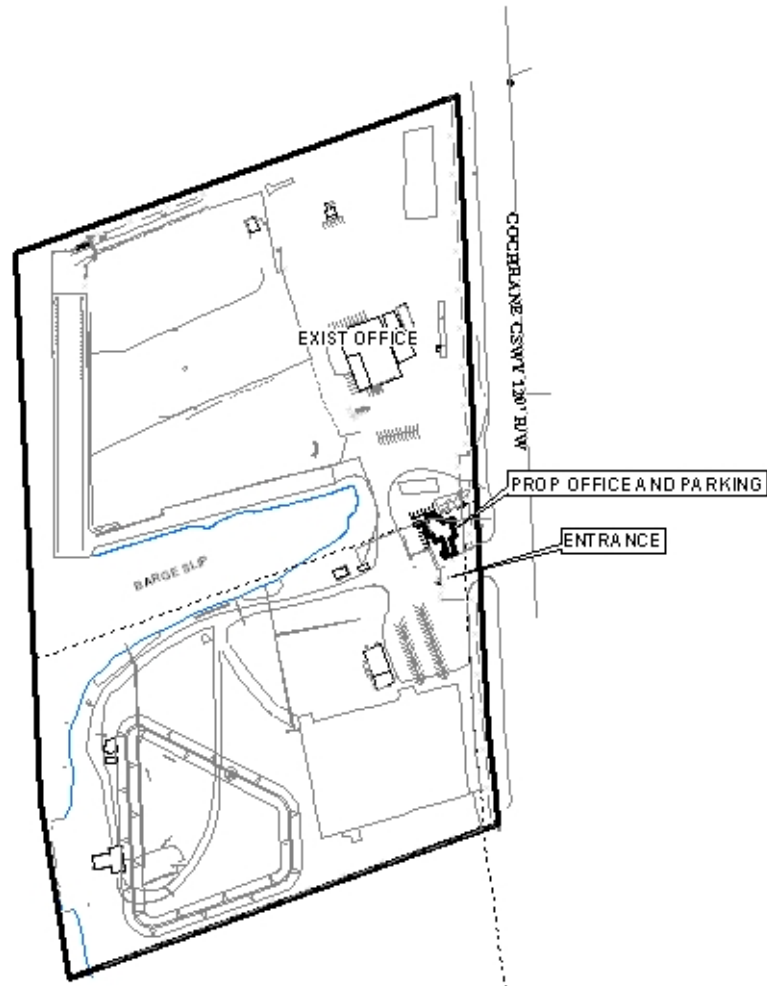
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SITE PLAN



The site plan illustrates the proposed office building and parking.

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