

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 9, 2013

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: Case #ZON2013-00398 (Planned Unit Development)

Cowles, Murphy, Glover & Associates

195 Cochran Causeway

(East and West sides of Cochran Causeway, 585'± North of Dunlap Drive).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

Dear Applicant(s)/Property Owner(s):

At its meeting on April 4, 2013, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) compliance with Engineering Comments (Any work performed in the existing Cochran 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;**

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- 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.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Alabama Bulk Terminal

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 9, 2013

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: Case #ZON2013-00568 (Planning Approval)

Cowles, Murphy, Glover & Associates

195 Cochran Causeway

(East and West sides of Cochran Causeway, 585'± North of Dunlap Drive).

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

Dear Applicant(s):

At its meeting on April 4, 2013, the Planning Commission considered for Planning Approval the site plan to allow the expansion of an existing petroleum oil bulk terminal and distribution facility in an I-2, Heavy Industry District.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) compliance with Engineering Comments** (*Any work performed in the existing Cochran 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;**

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- 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.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Alabama Bulk Terminal