



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 19, 2021

Taylor Atchison, Taggart Creative LLC  
1108 Dauphin Street  
Mobile, AL 36604

**Re: 755 Monroe Street**

(Southeast corner of Monroe Street and South Bayou Street).

Council District 2

**PA-001500-2021 (Planning Approval)**

**Rata Investments LLC**

Planning Approval to allow a bar with an occupancy load of over 100 people in a T5.1 Sub-District of the Downtown Development District.

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

At its meeting on April 15, 2021, the Planning Commission considered Approval to allow a bar with an occupancy load of over 100 people in a T5.1 Sub-District of the Downtown Development District.

**After discussion, the Planning Commission determined the following Findings of Fact for Approval:**

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because no new infrastructure will be required; and
- b. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because the applicant will endeavor to keep the area litter free and with reduced sound at night.

**The Approval is subject to the following conditions:**

- 1) Approval of both the Architectural Review Board and Consolidated Review Committee for the revised plan;
- 2) Perimeter litter pick-up on Friday, Saturday and Sunday mornings as outlined the applicant's narrative, with additional pick up by the applicant, as needed;
- 3) No use of outside speakers or any outdoor amplified sound after 10:00 pm;

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- 4) Compliance with the City of Mobile Noise Ordinance, unless a waiver of such is granted by the City Council;
- 5) new Planning Approval required for any increase in occupant load;
- 6) compliance with parking lot screening in Section 64-3.I.11.(b) (3) of the Zoning Ordinance;
- 7) provision of a 10-foot-high fence as depicted in the application where the site adjoins residential properties and if granted a variance by the Board of Zoning Adjustment, if a 10-foot fence is not approved by the Board, then the provision of an 8-foot fence, as well as the provision of all other fencing included in the application to reduce sound carry;
- 8) that the applicant continues to pursue a parking agreement with the Ben May Library or any other nearby parking owners to address the parking concerns; and full compliance with all municipal codes and ordinances.
- 9) full compliance with all municipal codes and ordinances.

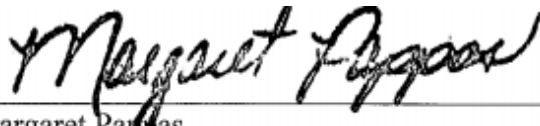
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:

  
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Margaret Pappas  
Deputy Director of Planning and Zoning