



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 22, 2023

Natasha Pleasant
611 Shannon Street
Mobile, Alabama 36602

Re: 611 Shannon Street
ZON-CUP-002562-2023
Natasha Pleasant
District 5
Conditional Use Permit approval to allow a home-based child daycare for 7-12 children in an R-1, Single-Family Residential Suburban District.

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

At its meeting on August 17, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined the following findings of fact to support that the Conditional Use Permit request:

- A. Is consistent with all applicable requirements of the Unified Development Code (UDC), including:
 - a. Any applicable development standards; and
 - b. Any applicable use regulations
- B. Is compatible with the character of the surrounding neighborhood;
- C. Will not impede the orderly development and improvement of surrounding property; and
- D. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood or be more injurious to property or improvements in the neighborhood. In making this determination, the Planning Commission considered:
 - a. The location, type and height of buildings or structures;
 - b. The type and extent of landscaping and screening;
 - c. Lighting;
 - d. Hours of operation; and
 - e. Other conditions that might require mitigation of the adverse impacts of the proposed development.
- E. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
- F. Is designed to minimize the impact on storm water facilities;

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- G. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- H. Shall not be detrimental to or endanger the public health, safety or general welfare.
- I. The proposed use will meet City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Based on the above findings of fact, the Planning Commission voted to recommend Approval of the Conditional Use Permit to the City Council, subject to the following conditions:

- 1) Submittal of a compliant legible site plan to Planning & Zoning staff;
- 2) Depiction of an outdoor play area enclosed by a four-foot (4') tall fence or wall;
- 3) Hours of operation are limited to Monday through Friday, 6 AM to 12 AM;
- 4) Any changes in the scope of operations (hours of operation, number of outside staff, etc.) or to the site (parking layout, playground layout, etc.), will require a new Conditional Use Permit application and approval; and
- 5) Compliance with Engineering, Traffic Engineering, Urban Forestry and Fire Comments, as noted in the staff report, as well as permitting of any proposed or required improvements.

The advertising fee for this application based on the current legal description is \$374.68. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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:



Bert Hoffman

Deputy Director of Long Range Planning