



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 7, 2021

Paul Davis
PCDA
756 St. Louis Street
Mobile, Alabama 36602

Re: 2601 Dauphin Island Parkway
(East side of Dauphin Island Parkway, 1,000'± North of Cedar Point Road).
Council District 3
PA-001854-2021
The Parkway Center, LLC
Planning Approval to allow a police precinct in a B-3, Community Business District.

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

At its meeting on December 2, 2021, the Planning Commission considered the above referenced Subdivision application.

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;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located.

The approval is subject to the following conditions:

- 1) revision of the site plan to depict a compliant buffer where the site abuts residentially zoned properties;
- 2) revision of the site plan to depict all parking spaces available on-site;
- 3) submittal and completion of the Subdivision process prior to the issuance of a Final Certificate of Occupancy; and
- 4) full compliance with all municipal codes and ordinances.

PA-001854-2021 The Parkway Center LLC
December 2, 2021

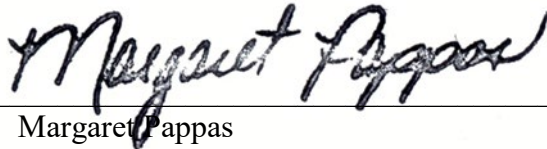
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in dark ink, appearing to read "Margaret Pappas", is written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning