



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 7, 2021

Alison Herlihy
Kindred Yoga LLC
1751 Dauphin Street
Mobile, Alabama 36604

Re: 1108 Dauphin Street
(North side of Dauphin Street, 314'± West of North Hallett Street).
Council District 2
PA-001886-2021
Kindred Yoga
Planning Approval to allow a yoga studio in a B-1, Buffer 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 for the Planned Unit Development:

- 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 accurately depict all parking spaces available on-site;
- 3) submittal of a revised site plan (.pdf and hard copy) to Planning & Zoning prior to the issuance of a business license; and
- 4) full compliance with all municipal codes and ordinances.

PA-001886-2021 Kindred Yoga
December 7, 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