



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 26, 2022

Jeffrey Fischer  
6300 N. Davis Highway  
Pensacola, Florida 32504

**Re: 4325 Downtowner Loop South**  
(South side of Downtowner Loop South, 590'± West of Downtowner Boulevard).  
Council District 5  
**PA-002096-2022**  
**Jeffrey Fischer**  
Planning Approval to allow an axe throwing business in a B-3, Community Business District.

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

At its meeting on July 21, 2022, the Planning Commission considered the above referenced Planning Approval 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, as those services are already in place; and
- b. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, as the use brings a new type of entertainment to the surrounding neighborhood.

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

- 1) Provision of a compliant tree and landscaping plan as part of the permitting process;
- 2) Compliance with the Traffic Engineering Comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance);*

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- 3) **Compliance Urban Forestry Comments:** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit); and*
- 4) **Full compliance with Fire Department Comments:** *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-*

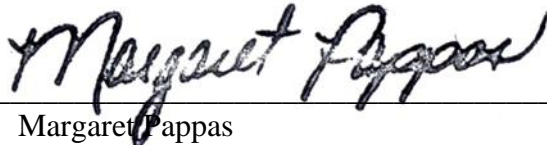
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Margaret Pappas

Deputy Director of Planning and Zoning