



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 8, 2019

Les Robinson, LLC
ATTN: James Hughes
180 Harbor Drive, Ste 202
Sausalito, CA 94965

Re: 412 South Broad
(Northwest corner of South Broad Street and Elmira Street).
Council District 2
PA-001055-2019
Les Robinson, LLC

Dear Applicant(s):

At its meeting on October 3, 2019, the Planning Commission considered Planning Approval to allow the operation of a storage facility in a B-2, Neighborhood Business 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 it should have no impact on any of those items due to the fact that no new structure is proposed in which persons will live or work; 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 facility would have no negative impact on the current and allowed uses within the area.

The Approval is subject to the following conditions:

- 1) either approval of a variance for a reduced setback along Broad Street or redesign of the structure to comply with the standard Zoning Ordinance required setbacks;
- 2) placement of a note on the site plan stating that any changes to the site plan or scope of operations will require a new Planning Approval;
- 3) provision of a revised site plan removing the non-compliant security fence and reducing the site coverage;
- 4) compliance with Urban Forestry comments *“(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city*

Les Robinson, LLC (PA)

October 8, 2019

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

- 5) compliance with Fire Department comments and placement of a note *(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).*

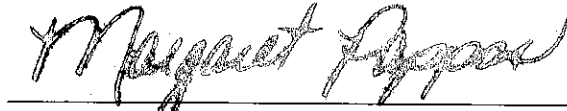
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning

cc: McCrory Williams Engineers Surveyors