



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 23, 2021

Steve Stone  
213 Conti Street  
Mobile, AL 36602

**Re: 213 Conti Street**

(South side of Conti Street, 56'± East of South Joachim Street).

Council District 2

**PA-001711-2021**

**Steve Stone**

Planning Approval to allow an occupancy load of more than 100 persons for a bar in a T-5.2 Sub-District of the Downtown Development District.

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

At its meeting on August 19, 2021, the Planning Commission considered the above referenced Planning Approval.

**The Commission found 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 the site is located within the developed downtown area with public water and sewer services and with nearby fire and police stations;
- b. The proposal will not cause undue traffic congestion or create a traffic hazard, because the area contains available commercial off-site and on-street parking; and
- c. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because similar uses and approvals have been granted within this area, and the existing business has operated without complaints from neighbors.

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

- 1) Obtaining of all necessary permits for the addition;
- 2) Any increase in the occupancy load above 286 persons will require new Planning Approval to be obtained from the Planning Commission;
- 3) Obtaining of approval from the Consolidated Review Committee prior to the permitting of any exterior alterations to the structure, including signage;

- 4) **Compliance with Engineering comments:** ( *1. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 2. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.*);
- 5) **Compliance with the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.*); and
- 6) **Compliance with the 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-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*); and
- 7) **Full compliance with all municipal codes and ordinances.**

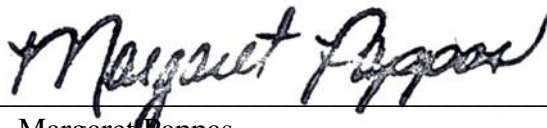
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

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



Margaret Pappas  
Deputy Director of Planning and Zoning

Cc: Dakin Street Architects