



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 29, 2022

Gant Group & Associates LLC
2559 Springhill Ave
Mobile, AL 36607

Re: 157 Dauphin Street

(South side of Dauphin Street, 82'± West of Saint Emanuel Street).

Council District 2

PA-002246-2022

Sporty T's Steakhouse

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

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

At its meeting on November 17, 2022, 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, due to the fact that no expansion is proposed, and the site is located within a developed 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 on-street parking is allowed within the area and commercial parking lots are located near-by; and**
- c) **The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because it is with an established Entertainment District, and similar requests have been granted within the area.**

The Approval is subject to the following conditions:

- 1) **Occupancy load limited to 180 persons;**
- 2) **Approval by the Architectural Review Board for any exterior improvements, as appropriate;**

PA-002246-2022 SPORTY Ts STEAKHOUSE
NOVEMBER 29, 2022

- 3) Approval by the Consolidated Review Committee for any exterior improvements, as appropriate; and**
- 4) Full compliance with all other municipal codes and ordinance.**

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