



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 14, 2020

113 Dauphin, LLC
911 Augusta St.
Mobile, AL 36604

Re: 113 Dauphin Street

(South side of Dauphin Street, 150'± West of South Royal Street).

Council District 2

PA-001153-2019

113 Dauphin LLC

Planning Approval to allow an occupancy load of over 100 in the Downtown Development District.

Dear Applicant(s):

At its meeting on January 9, 2020, the Planning Commission considered Planning Approval to allow an occupancy load of over 100 in the Downtown Development 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;
- 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, 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) Occupant load limited to 256 people, as requested; and
- 2) Full compliance with all other municipal codes and ordinances.

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

113 Dauphin Street (PA-001153-2019)
January 14, 2020

Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

By:


Margaret Pappas

Deputy Director of Planning and Zoning

cc: Naude Gouws
Obdam LLC Engineering