



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 31, 2018

Dagney Development, LLC
450 St. Louis Street
Mobile, AL 36602

Re: 853 Dauphin Street

(Southeast corner of Dauphin Street and South Broad Street extending to the North side of Conti Street and West side of South Jefferson Street).

Council District 2

PA-000575-2018

Dagney Development, LLC

Dear Applicant(s):

At its meeting on July 19, 2018, the Planning Commission considered Planning Approval to allow a restaurant and events space with an occupancy load over 100 in the Downtown Development District.

After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planning Approval request:

- 1) **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;**
- 2) **The proposal will not cause undue traffic congestion or create a traffic hazard, because the area contains available on-site, commercial off-site, and on-street parking; and**
- 3) **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.**

The approval is subject to the following conditions:

- 1) **Obtaining of all necessary permits for the building's renovation;**

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- 2) Any increase in the occupancy load above 1,035 persons will require new Planning Approval to be obtained from the Planning Commission;
- 3) Obtaining of a Certificate of Appropriateness and approval from the Consolidated Review Committee prior to the permitting of any exterior alterations to the structure, including signage; and
- 4) 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

Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning & Zoning

cc: Clark, Geer, Latham & Assoc./COM Planning/BOA Notification