



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

CORRECTED

LETTER OF DECISION

May 06, 2015

Steven Carter
S&A Investment Strategies LLC
5201 Janekyn Drive
Mobile, AL 36693

Re: 453 & 457 Conti Street

(South side of Conti Street, 45'± West of South Hamilton Boulevard and South side of Conti Street, 55'± East of South Lawrence Street).

Council District 2

ZON2015-00638

Steven Carter (S&A Investment Strategies LLC)

Planning Approval to allow an event space with a building occupancy of over 100 persons (including employees), in the Downtown Development District.

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

At its meeting on April 16, 2015, the Planning Commission considered for Planning Approval to allow an event space with a building occupancy of over 100 persons (including employees), in the Downtown Development District.

After discussion, the Planning Commission approved the request subject to the following conditions:

- 1) **Placement of a note on the PUD site plan stating that the maximum occupancy load is limited to 120 people for the combined sites;**
- 2) **Compliance with Fire Department Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);***
- 3) **Compliance with Engineering Comments: (1) *Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII;* 2) *A Land Disturbance Permit***

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application shall be submitted with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). It 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.);

- 4) Submission of an approved, revised site plan prior to the issuance of any building-related permits;
- 5) Obtainment of Architectural Review Board approval for all proposed site improvements, prior to the issuance of any building-related permits;
- 6) Any alterations to the approved site plan or scope of operations will require new Planning Approval applications; 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: _____



Richard Olsen
Deputy Director of Planning

cc: Dakinstreet Architects