



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 14, 2020

Cabana Royale, LLC
c/o Joe Carl Jordan & Tom Townsend
1111 Dauphin Street
Mobile, AL 36604

RE: 401 Dauphin Street

(Southwest corner of Dauphin Street and North Franklin Street).
Council District 2

PA-001158-2019

Cabana Royale, LLC

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

After discussion, the Planning Commission denied the request based upon the following findings of fact:

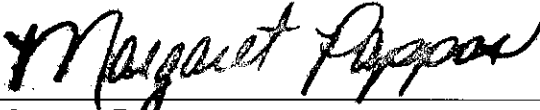
- a) **the proposal will not be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;**
- b) **the proposal will cause undue traffic congestion or create a traffic hazard; and**
- c) **the proposal will not be in harmony with the orderly and appropriate development of the district in which the use is located.**

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

Cabana Royale, LLC (PA-001158-2019)
January 14, 2020

Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: LA Research & Engineering