



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 22, 2019

Quang Nguyen
2305 Costarides St Ste C
Mobile, AL 36617

Re: 2305 Costarides Street
(South side of Costarides Street, 265'± West of Devon Drive).
Council District 1
PA-000880-2019
Quang Nguyen

Dear Applicant(s):

At its meeting on April 18, 2019, the Planning Commission considered Planning Approval to allow the sales of fresh seafood in a B-2, Neighborhood Business District.

After discussion, the Planning Commission determined 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 area with public water and sewer services and with nearby fire and police stations; and**
- 2) **The proposal will not cause undue traffic congestion or create a traffic hazard, because the area contains available on-site parking and the proposed use will not increase parking requirements.**

The approval is subject to the following conditions:

- 1) **Revision of the site plan to show that the addition is existing;**
- 2) **Revision of the site plan to either be match the parking layout approved in 2017, or to indicate one-way traffic circulation on the site;**
- 3) **Placement of a note on the site plan that any changes to the site plan, or the scope of operations associated with the seafood store will require new Planning Approval; and**
- 4) **Submittal of a revised site plan to Planning & Zoning staff, prior to the issuance of a zoning clearance and business license.**

Quang Nguyen
April 22, 2019

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 and Zoning

cc: Carlos R. Gant