THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

Carter Thomas
58 Mobile Street
Mobile, Alabama 36607

Re: 801 South University Boulevard
MOD-003825-2026
University Professional Park (Cummings Architecture Corp., Agent)
District 5
Major Modification of a previously approved Planned Unit Development allowing shared access and parking between multiple building sites to allow construction of a 2,150 square-foot building addition and 32 additional parking spaces

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

At its meeting on October 15, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

a. The request is consistent with all applicable requirements of this Chapter;
b. The request is compatible with the character of the surrounding neighborhood;
c. The request will not impede the orderly development and improvement of surrounding property;
d. Having considered the application factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
g. The request shall not be detrimental or endanger the public health, safety or general welfare.
h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Revise the Final PUD Site Plan to provide the existing right-of-way along South University Boulevard;
2. Revise the Final PUD Site Plant to correctly label "South University Boulevard";
3. Retain the existing 50-foot-wide right-of-way along Georgian Drive on the Final PUD Site Plan;
4. Retain the sizes of each lot in square feet and acres on the Final PUD Site Plan;
5. Retain the sizes of each building and the proposed building addition in square feet on the Final PUD Site Plan;
6. Revise a table on the Final PUD Site Plan with the updated parking calculations;
7. Place a note on the Final PUD Site Plan stating the site shall comply with the tree planting and landscaping requirements of the Unified Development Code, to be coordinated with the Planning and Zoning Department;
8. Provide a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the Planned Unit Development, subject to Planning Commission and City Council approval;
9. Comply with all Engineering comments noted in the staff report;
10. Comply with all Traffic Engineering comments noted in the staff report;
11. Comply with all Urban Forestry comments noted in the staff report;
12. Comply with all Fire Department comments noted in the staff report;
13. Submit a revised Final PUD Site Plan for Planning and Zoning Approval prior to its recording in the Mobile County Probate Court, and provide one (1) copy of the recorded site plan (hard copy and/or pdf) to the Planning and Zoning Department; and
14. Fully comply with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is **$556.70.** Upon receipt of this fee (*check made out to the "City of Mobile*"), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.gov) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

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: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning