



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2025

Chris Lieb
Lieb Engineering
1290 Main Street, Suite E
Daphne, Alabama 36526

Re: 6151 Marina Drive South
MOD-003524-2025
Chris Lieb, Lieb Engineering Company, LLC
District 3
Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site with shared access and parking between two building sites, to allow construction of a multi-family development with 178 dwelling units in multiple buildings on a single building site with shared access and parking between two building sites.

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

At its meeting on December 18, 2025, 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 applicable 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.

December 22, 2025

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. Provision of the lot size in square feet and acres on the Final PUD Site Plan;
2. Retention of the sidewalk along Marina Drive South;
3. Revision of the site plan to provide a pedestrian connection from the public sidewalk to the structures on the site to comply with Article 3, Section 64-3-3 of the UDC;
4. Revision of the site plan to connect sidewalks in front of all buildings on the site;
5. Revision of the site plan to break up areas of more than twelve (12) contiguous parking spaces with a landscape island;
6. Retention of the note on the Final PUD Site Plan stating bicycle parking spaces will be provided in compliance with Article 3, Section 64-3-12.A.9. of the UDC;
7. Retention of the note on the Final PUD Site Plan stating that the site will comply with parking lot lighting standards under Article 3, Section 64-3-9.C. of the UDC, and that a photometric plan will be submitted at the time of permitting;
8. Retention of both existing and proposed building sizes in square feet on the Final PUD Site Plan;
9. Retention of the note on the Final PUD Site Plan stating that the site will comply with building elevation requirements of Article 3, Section 64-3-6 of the UDC;
10. Provision of a note on the Final PUD Site Plan stating the maximum allowable building height is 65-feet;
11. Retention of the note on the Final PUD Site Plan stating that the site will comply with tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
12. Retention of the note on the Final PUD Site Plan stating that a residential buffer compliant with Section 64-3-8 of the UDC will be provided, where the site abuts residentially developed property;
13. Provision of a note on the Final PUD Site Plan stating any dumpster placed on the property will comply with the placement and enclosure standards of Article 3, Section 64-3-13.A.4. of the UDC;
14. Retention of the note on the Final PUD Site Plan stating that any future development or re-development of the site may require additional PUD modifications, subject to approval by the Planning Commission and City Council;
15. Compliance with all Engineering comments noted in the staff report;
16. Compliance with all Traffic Engineering comments noted in the staff report;
17. Compliance with all Urban Forestry comments noted in the staff report;
18. Compliance with all Fire Department comments noted in the staff report;
19. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
20. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description is **\$978.50**. 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.org) 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.

December 22, 2025

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