



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2026

City of Mobile
ATTN: James Roberts III
PO Box 1827
Mobile, AL 36633

Re: 1891 & 1901 Hurtel Street
MOD-003829-2026
City of Mobile (James Roberts, III, Agent)
District 3

Major Modification of a previously approved Planned Unit Development allowing multiple buildings on multiple building sites with shared access between building sites, to remove two (2) lots from the previously approved Planned Unit Development

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

At its meeting on August 20, 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 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;

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- 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. Retain the notes on Lots 2 and 3 stating, "Not to be included in PUD," on the Final PUD Site Plan;
2. Revise the Final PUD Site Plan to label the required 25-foot minimum front yard setback along Hurtel Street;
3. Revise the Final PUD Site Plan to provide the size of each building in square feet;
4. Revise the Final PUD Site Plan to depict the location of any dumpsters or dumpster enclosures, or provide a note stating curbside waste collection is utilized;
5. Revise the Final PUD Site Plan to either depict compliance with the approved landscape and tree planting plan on file with the Planning and Zoning Department or include a note stating that the site shall comply with the applicable tree planting and landscaping requirements of the Unified Development Code;
6. Provide a note on the Final PUD Site Plan stating parking lot lighting shall continue to comply with the applicable illumination standards of the Unified Development Code;
7. Retain the lot area for Lot 1 on the Final PUD Site Plan;
8. Retain the previously recorded 50-foot-wide right-of-way along Hurtel Street on the Final PUD Site Plan;
9. Provide a note on the Final PUD Site Plan stating that any future development, redevelopment, or site modifications affecting Lot 1 may require modification of the Planned Unit Development (PUD) in accordance with Article 5 of the Unified Development Code, unless the PUD is subsequently terminated through the applicable approval process;
10. Comply with all Engineering comments noted in the staff report;
11. Comply with all Traffic Engineering comments noted in the staff report;
12. Comply with all Urban Forestry comments noted in the staff report;
13. Comply with all Fire Department comments noted in the staff report;
14. 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
15. Fully comply with all municipal codes and ordinances.

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The advertising fee for this application is based on the current legal description and is **\$649.80**. 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.

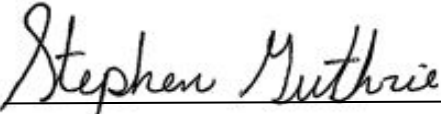
Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.gov) 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
Deputy Director of Planning and Zoning