



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Mobile Infirmary
ATTN: Dennis Summerford
5 Mobile Infirmary Circle
Mobile, AL 36607

Re: 1, 3, and 5 Mobile Infirmary Circle (Private Road); 166 Mobile Infirmary Drive (Private Road); and
1700, 1720, 1740, 1768, and 1806 Spring Hill Avenue
MOD-003792-2026

Mobile Infirmary
Districts 1 & 2

Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access and parking between building sites to facilitate expansion of an existing hospital emergency room and incorporation of an additional lot into the development.

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

At its meeting on July 16, 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;
- 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, with revisions submitted to and

MOD-003792-2026 1, 3, and 5 Mobile Infirmary Circle (Private Road); 166 Mobile Infirmary Drive (Private Road); 168, 169, 171, 176, 177, 185, 190, 191, and 196 Mobile Infirmary Boulevard; and 1700, 1720, 1740, 1768, and 1806 Spring Hill Avenue
July 22, 2026

approved by the Planning and Zoning Department prior to the application being forwarded to the City Council:

1. Revision of the site plan to indicate that there is sufficient parking for the number of hospital beds as well as the amount of office space;
2. Placement of a note on the site plan stating that any future development or redevelopment of the site may require additional PUD modifications subject to review and approval by the Planning Commission and City Council;
3. Compliance with all Engineering comments noted in the staff report;
4. Compliance with all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report;
6. Compliance with all Fire Department comments noted in the staff report;
7. Submittal to and approval by Planning and Zoning of the Final Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) recorded copy of the site plan to Planning and Zoning in both hard-copy and PDF formats; and
8. Full compliance with all applicable municipal codes, ordinances, and regulations.

The advertising fee for this application is based on the current legal description and is **\$577.98**. 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.

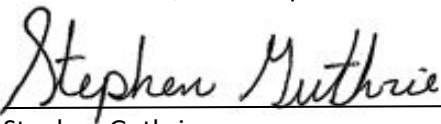
Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.gov)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