Planning Commission
October 15, 2026

Agenda Item # 2 - HOLDOVER

MOD-003825-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
801 South University Boulevard

Applicant / Agent:
University Professional Park / Cummings Architecture Corp.

Property Owner(s):
To Dental Holdings, LLC

Current Zoning:
B-1, Buffer Business Suburban District

Future Land Use:
Mixed Commercial Corridor

Applicable Codes, Policies, and Plans:
- Unified Development Code
- Map for Mobile Comprehensive Plan

Schedule for Development:
- Immediately

Proposal:
- Modification of a previously approved Planned Unit Development.

Considerations:
1. Modification of a previously approved Planned Unit Development with fourteen (14) conditions.

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PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL

The site is surrounded by residential and commercial units.

APPLICATION NUMBER 2 DATE October 15, 2026

APPLICANT University Professional Park (Cummings Architecture Corp., Agent)

REQUEST PUD Modification

N

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HOLDOVER COMMENTS

The application was held over from the August 20 meeting to allow the applicant additional time to submit revised plans for the proposed Major Planned Unit Development (PUD) Modification. Revised plans and supporting documents, additional information, and the applicable notification fees were submitted to the Planning and Zoning Department prior to the September 14 deadline.

It should be noted that letters were also submitted by each property owner within the PUD acknowledging and/or authorizing the proposed PUD modifications.

The applicant is requesting a Major Modification to the previously approved PUD to allow a 2,150-square-foot expansion of the building on Lot 3, the construction of ten (10) additional parking spaces on Lot 3, and the construction of 22 additional parking spaces within the common area north of Lot 2.

As noted in the previous staff report, the proposed scope of work requires Major PUD Modification review due to the size of the proposed building addition and the addition of 32 parking spaces.

The revised site plan depicts all four (4) lots and the common area within the PUD, all four (4) existing buildings, and the existing parking areas, which have been in place since at least 1984. Other than the proposed 2,150-square-foot addition to the rear of the building on Lot 3 and the 32 additional parking spaces, no other modifications to the previously approved PUD are proposed.

The site has frontage on South University Boulevard and Georgian Drive. While the existing 50-foot-wide right-of-way along Georgian Drive is identified on the site plan, the right-of-way along South University Boulevard is not. Additionally, South University Boulevard is incorrectly identified as “University Boulevard.” The Final PUD Site Plan should be revised to identify the existing right-of-way along South University Boulevard and correctly label the street as “South University Boulevard.”

The size of each lot is provided in both square feet and acres on the site plan. If approved, this information should be retained on the Final PUD Site Plan.

The size of each existing building and the proposed building addition is provided in square feet on the site plan. If approved, this information should likewise be retained on the Final PUD Site Plan.

A table on the site plan provides updated calculations for all required, existing, and proposed parking spaces. However, the table indicates that 34 parking spaces are proposed, whereas the proposed modification includes 32 additional parking spaces. The table shall be revised accordingly.

The previously approved PUD required compliance with the applicable tree planting and landscaping requirements, to be coordinated with the Urban Forester. Accordingly, if approved, a note should be placed on the Final PUD Site Plan stating that 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.

It should be noted that future development or redevelopment of the property may require additional amendments to the PUD in accordance with Article 5 of the Unified Development Code (UDC). If approved, a note to that effect should also be included on the Final PUD Site Plan.

HOLDOVER CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. 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:

    a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
    b. Includes adequate public facilities and utilities;

5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

If the Planning Commission considers recommending approval of the Modified Planned Unit Development (PUD), the following conditions could apply:

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 this staff report;
10. Comply with all Traffic Engineering comments noted in this staff report;
11. Comply with all Urban Forestry comments noted in this staff report;
12. Comply with all Fire Department comments noted in this 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.

SITE HISTORY

The site was annexed into the City of Mobile in 1956.

The property has been developed as a professional office park consisting of four (4) buildings since at least 1984. In July 2004, subdivision of the property into four (4) individual lots and a single common area was approved to allow each building owner to own the lot on which their respective building was located. An associated Planned Unit Development (PUD) was concurrently approved to facilitate shared access and parking among the four (4) lots through the common area, which surrounds all four (4) lots and is developed primarily with parking. The subdivision plat was subsequently recorded in the Mobile County Probate Court as *University Professional Park Subdivision*.

In September 2004, the Board of Zoning Adjustment approved a Sign Variance allowing an off-premises, multi-tenant monument sign serving the professional office park to remain within the public right-of-way.

There are no other Planning Commission or Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all the necessary permits and approvals.

6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Access to the site is limited to the driveways shown on the approved PUD plan with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant is requesting a Major Modification to the previously approved Planned Unit Development (PUD) to allow a 1,110-square-foot expansion of the building on Lot 3 and the construction of ten (10) additional parking spaces on Lot 3.

Because the proposed building addition exceeds 1,000 square feet and additional parking spaces are proposed, the request constitutes a Major PUD Modification pursuant to Article 5, Section 64-5-8 of the Unified Development Code (UDC).

The submitted site plan depicts all four (4) lots and the common area within the PUD, all four (4) existing buildings, and the existing parking areas, which have been in place since at least 1984. Other than the proposed 1,110-square-foot addition to the rear of the building on Lot 3 and the ten (10) additional parking spaces, no other modifications to the previously approved PUD are proposed.

The site has frontage on South University Boulevard and Georgian Drive. The existing 50-foot-wide right-of-way along Georgian Drive is labeled on the site plan, but the right-of-way along South University Boulevard is not. Additionally, South University Boulevard is incorrectly labeled as "University Boulevard." The Final PUD Site Plan shall be revised to label the existing right-of-way along South University Boulevard and to correctly identify the street as "South University Boulevard."

The size of each lot is provided in both square feet and acres on the site plan. If approved, this information should be retained on the Final PUD Site Plan.

The size of each existing building and the proposed building addition is provided in square feet on the site plan. If approved, this information shall likewise be retained on the Final PUD Site Plan.

A table on the site plan provides updated calculations for all required, existing, and proposed parking spaces. This information should be retained on the Final PUD Site Plan, if approved.

The previously approved PUD required compliance with the tree planting and landscaping requirements of the applicable ordinance, to be coordinated with the Urban Forester. Accordingly, if approved, a note should be placed on the Final PUD Site Plan stating that 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.

It should be noted that future development or redevelopment of the property may require additional amendments to the PUD in accordance with Article 5 of the Unified Development Code (UDC). A note to that effect should be included on the Final PUD Site Plan, if approved.

It should also be noted that participants within a PUD are generally expected to provide consent to proposed modifications, particularly where the modifications may affect adjacent or adjoining lots within the overall development. Where the proposed modification is limited to a single lot and does not affect other properties within the PUD, affected participants are encouraged to acknowledge the proposed changes; however, such consent is not necessarily required by the City. The City does not enforce private agreements or other arrangements between property owners that may impose requirements beyond those established by the applicable zoning regulations. Such matters are between the affected parties and are outside the scope of the City's PUD modification process. The purpose of the PUD modification process is to review the proposed changes for compliance with the applicable zoning regulations and, through the Major Modification process, formally document the resulting modifications approved by the Planning Commission and City Council.

To date, the property owner of Lot 4 has provided written acknowledgement of the proposed Major PUD Modification, in addition to the property owner of Lot 3, who is the applicant. Written acknowledgements have not yet been provided by the owners of Lots 1 and 2 or the common area. Accordingly, if it is determined that acknowledgement or consent from all property owners within the PUD is required, consideration of the request will need to be held over until the required documentation is provided to the Planning and Zoning Department.

Regardless of any private agreements or acknowledgement requirements between the property owners, if approved, the Major PUD Modification will allow the applicant to proceed with obtaining the applicable permits

for the proposed building addition and parking spaces. All required permits and approvals must be obtained prior to construction, and the improvements must comply with all applicable requirements of the UDC and other applicable regulations.

PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

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3. Will not impede the orderly development and improvement of surrounding property;
4. 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:

    a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
    b. Includes adequate public facilities and utilities;

5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

If the Planning Commission considers a recommendation of approval of the Modified Planned Unit Development (PUD), the following conditions could apply:

1. Submit written acknowledgements from each property owner within the Planned Unit Development (PUD) regarding the proposed modifications, if required. Any consent or other requirements established by private agreements or other instruments governing the development shall be addressed between the affected property owners;
2. Revise the Final PUD Site Plan to provide the existing right-of-way along South University Boulevard;
3. Revise the Final PUD Site Plant to correctly label "South University Boulevard";
4. Retain the existing 50-foot-wide right-of-way along Georgian Drive on the Final PUD Site Plan;
5. Retain the sizes of each lot in square feet and acres on the Final PUD Site Plan;
6. Retain the sizes of each building and the proposed building addition in square feet on the Final PUD Site Plan;
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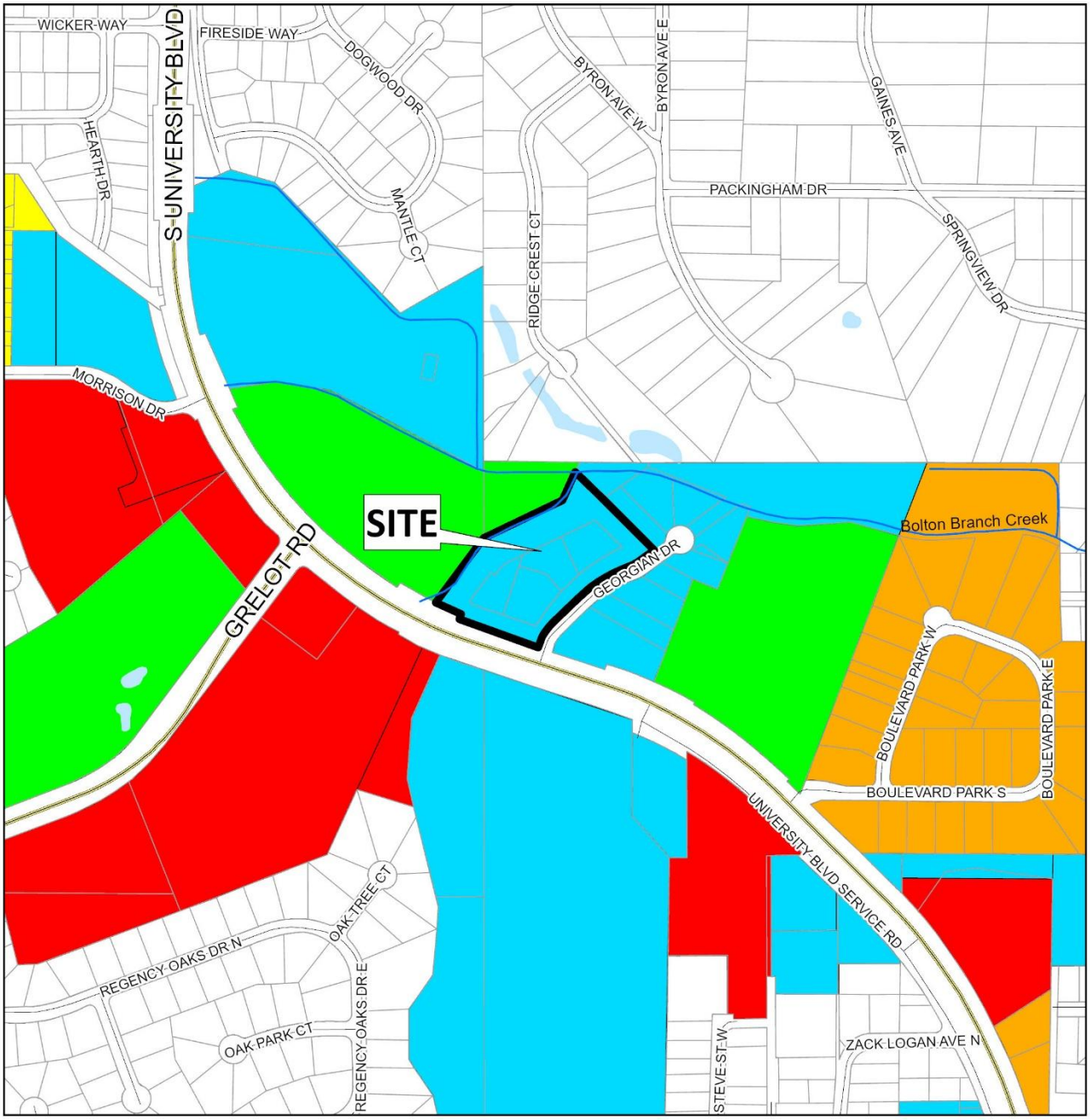
13. Comply with all Fire Department comments noted in this staff report;
14. Submit a revised Final PUD Site Plan for Planning and Zoning Approval prior to its recording in the Mobile County Probate Court, and provide one (1) copy of the recorded site plan (hard copy and/or pdf) to the Planning and Zoning Department; and
15. Fully comply with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE October 15, 2026

APPLICANT University Professional Park (Cummings Architecture Corp., Agent)

REQUEST PUD Modification

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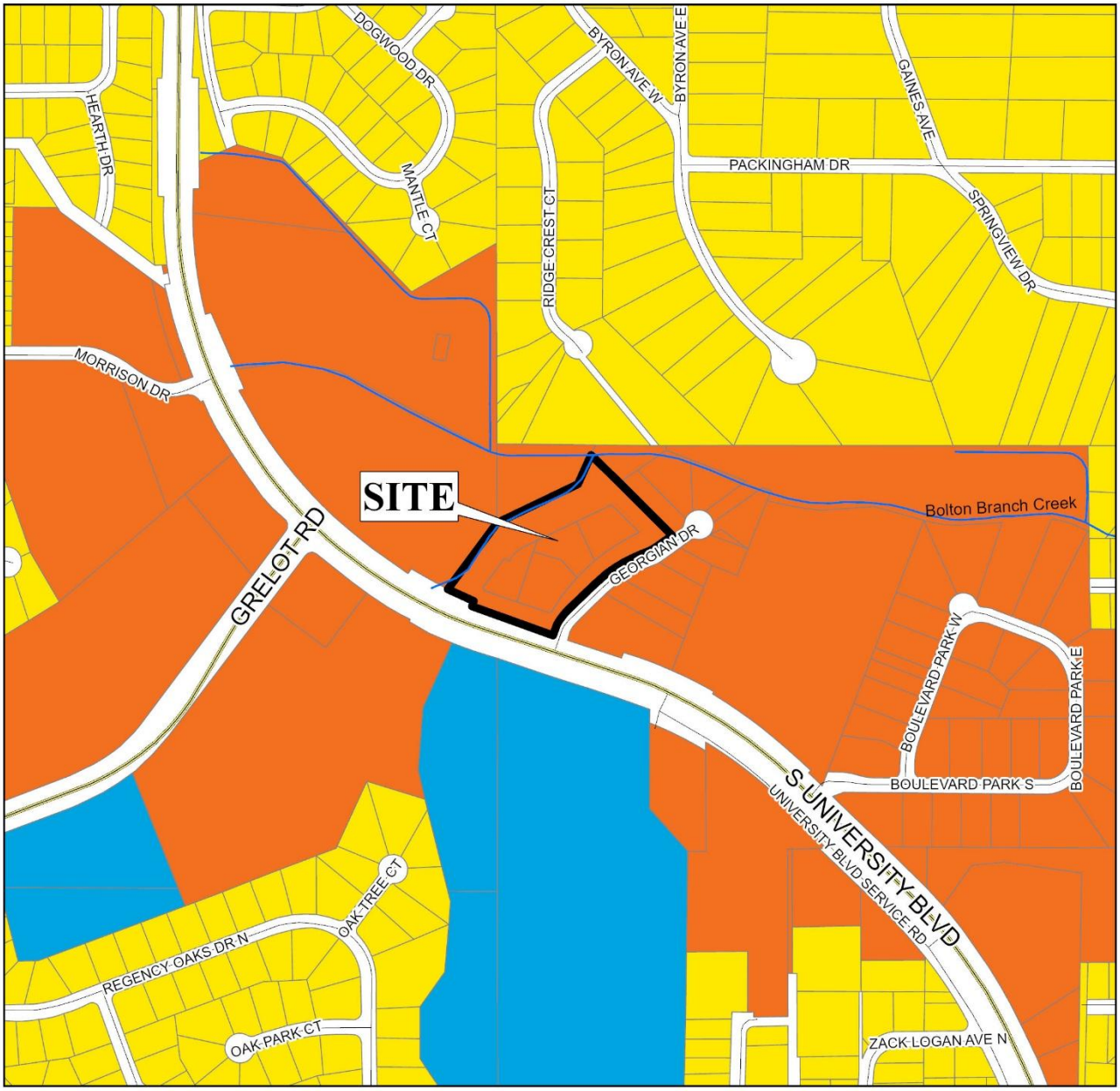
NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE October 15, 2026

APPLICANT University Professional Park (Cummings Architecture Corp., Agent)

REQUEST PUD Modification

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

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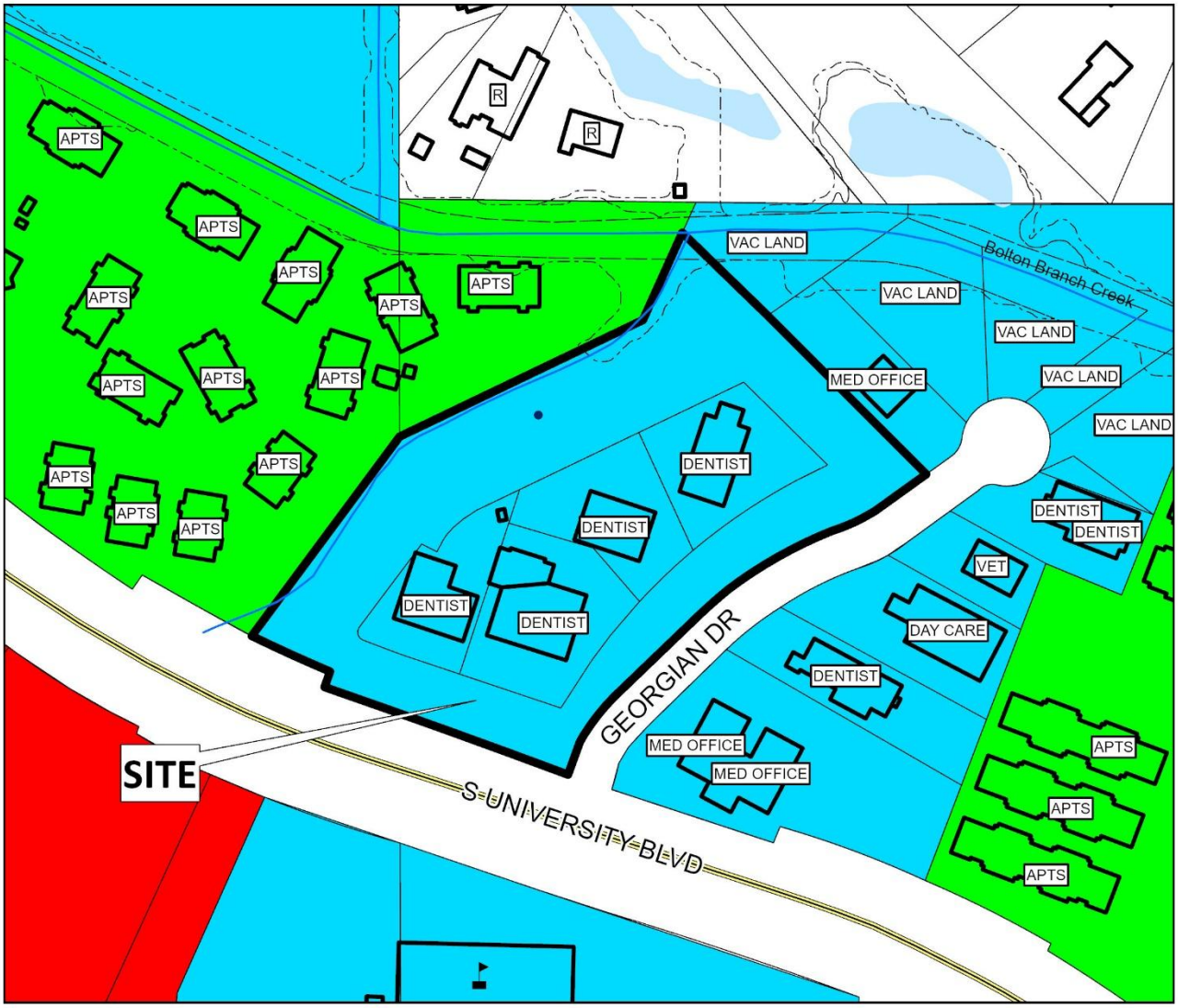
PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 2 DATE October 15, 2026

APPLICANT University Professional Park (Cummings Architecture Corp., Agent)

REQUEST PUD Modification

R-A R-3 B-1 B-2 B-5 ML I-2 OPEN T-3 T-5.2
R-1 R-B T-B B-3 CW MH PD SD T-4 T-6
R-2 H-B LB-2 B-4 MM I-1 MUN SD-WH T-5.1

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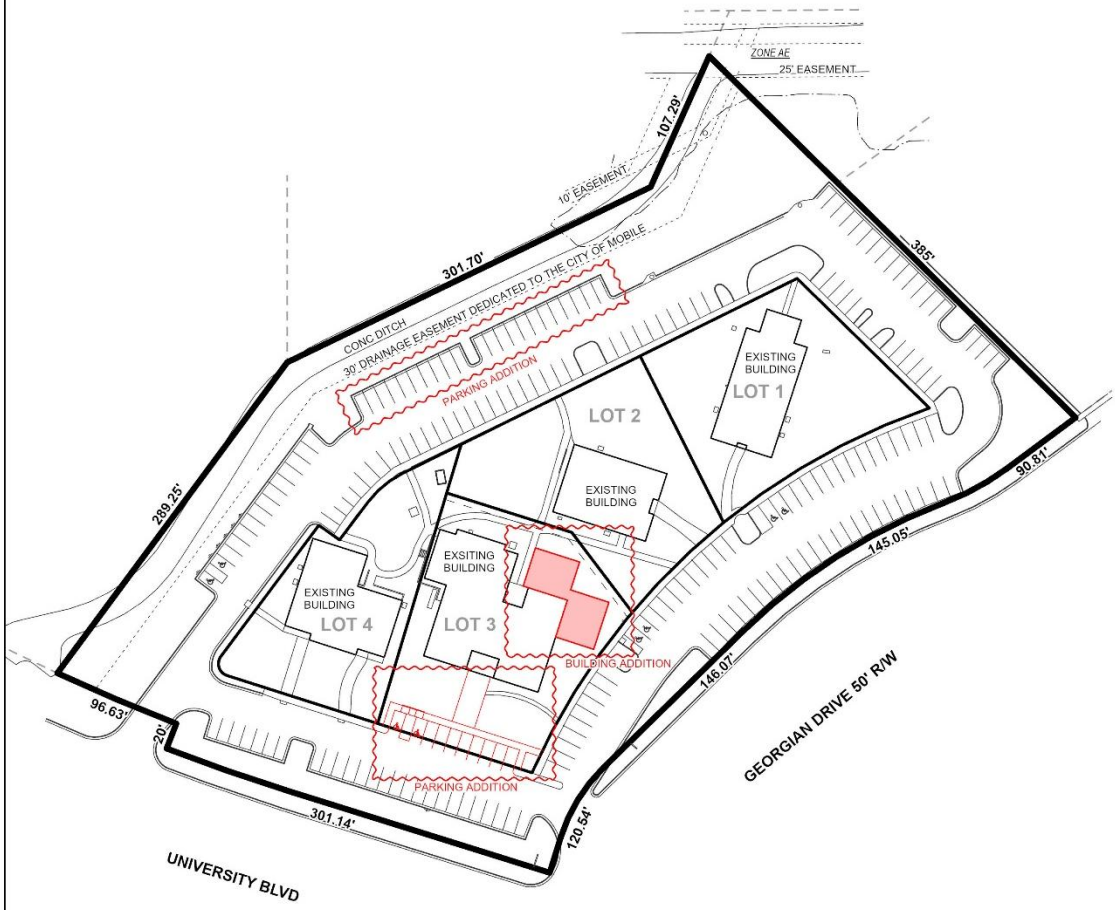
SITE PLAN



The site plan illustrates existing buildings, drives, parking and easements.
The plan also shows proposed additions to buildings and parking.

APPLICATION NUMBER	2	DATE	October 15, 2026
APPLICANT	University Professional Park (Cummings Architecture Corp., Agent)		
REQUEST	PUD Modification		

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FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the "mixed use" types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is "automatically" assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

■ Zoning district is appropriate to implement the future land use category.

U S Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.

○ Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.

□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	RESIDENTIAL - AG (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD GENERAL (TCD)	DOWNTOWN DEV. DDD (T-6)	DOWNTOWN DEV. DDD (T-5.1)	DOWNTOWN DEV. DDD (T-5.2)	DOWNTOWN DEV. DDD (T-4)	DOWNTOWN DEV. DDD (T-3)	DOWNTOWN DEV. DDD (SD-WH)	DOWNTOWN DEV. DD (SD)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○								○														○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■					■														○
DOWNTOWN (DT)						■						■											■	■	■	■	■	○	○
DISTRICT CENTER (DC)								■			U	○	○																
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○									■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○									■	■								○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■														
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)																■	■	■	■									○	○
INSTITUTIONAL LAND USE (INS)											■	■		○	○				○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○									■	■	■		○										

MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.
This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Development Intent

- New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

Land use mix

Primary Uses

- Commercial
- Office

Secondary Uses

- Residential, Multifamily
- Residential, Attached
- Civic
- Parks

Housing mix

- Multifamily buildings
- Attached residential such as duplexes, multiplexes, and townhomes

Character Example