



## Agenda Item # 4 - HOLDOVER

### MOD-003524-2025

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

[\*\*Applicant Materials for Consideration\*\*](#)

## DETAILS

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**Location:**

6151 Marina Drive South

**Applicant / Agent:**

Chris Lieb, Lieb Engineering Company, LLC

**Property Owner:**

MACP Grandview II, LLC

**Current Zoning:**

R-3, Multi-Family Residential Suburban District

**Future Land Use:**

Low Density Residential & Mixed Commercial Corridor

**Applicable Codes, Policies, and Plans:**

- Unified Development Code
- Map for Mobile Comprehensive Plan

**Schedule for Development:**

- Not provided

**Proposal:**

- Modification of a previously approved Planned Unit Development

**Considerations:**

1. Modification of a previously approved Planned Unit Development with twenty (20) conditions.

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**PLANNING COMMISSION  
VICINITY MAP - EXISTING AERIAL**



The site is surrounded by residential units. A marina and restaurant lie to the northwest.

APPLICATION NUMBER	4	DATE	December 18, 2025	
APPLICANT	Chris Lieb, Lieb Engineering Company, LLC			
REQUEST	PUD Modification			

## HOLDOVER COMMENTS

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The subject site was heldover at the Planning Commission's October 16, 2025, meeting to allow the applicant time to address concerns related to the proposed development's design. The applicant has since submitted a revised site plan to address staff's concerns.

The site plan has been revised to state that the site has 96 existing units, and 178 units are proposed, for a total of 274 dwelling units. It should be noted that based on the overall size of the property, up to 408 dwelling units could be allowed on the site. With 274 dwelling units proposed, the site is required to have 411 parking spaces. The site plan indicates that a total of 412 parking spaces will be provided. It should be noted that the existing parking lot has several areas where there are more than 12 contiguous parking spaces. If approved, the site plan should be revised to depict the provision of a landscaped island to break up these areas.

The applicant has revised the proposed site plan to depict the required sidewalk along Marina Drive. However, there is no pedestrian connection from the public sidewalk to the structures on the site. Furthermore, if approved, the sidewalks in front of each of the buildings should be revised to connect with each other.

The site plan has been revised to depict a 6-foot (6') tall wooden privacy fence where the site abuts residentially developed property. This should be retained on the site plan, if approved.

The site plan has been revised to include the building footprints of all existing and proposed structures, clearly depicting that the building footprint will be increased by more than 50%, thus requiring the site to fully comply with tree planting and landscape area requirements. Notes were added to the site plan stating that the site will provide compliant bicycle parking spaces, parking lot lighting, building design, and tree planting and landscape area requirements, which should be retained on the site plan, if approved.

The proposed site plan depicts new dumpsters being located on the site. If approved, a note should be placed on the 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.

Additionally, the applicant states that the proposed new structures will exceed the maximum allowable height of 50-feet, but will not exceed 65-feet in height. While the applicant does not specifically provide the reason for this, it is most likely due to the site's proximity to water, and therefore structures must be elevated to comply with floodplain management requirements. As such, the proposed increased building height is a function of the land, and not the use, and can be considered as part of the current Major Modification application.

Finally, the site plan has been revised to include the correct development name as well as the legal descriptions for the entire development.

## HOLDOVER CONSIDERATIONS

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### 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 approval of the request, the following conditions could apply:

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 this staff report;
16. Compliance with all Traffic Engineering comments noted in this staff report;
17. Compliance with all Urban Forestry comments noted in this staff report;

18. Compliance with all Fire Department comments noted in this 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.

## SITE HISTORY

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The subject site was developed as an apartment complex in approximately 1978, and was annexed into the City of Mobile in 1986. After annexation, the site was zoned R-1, Single-Family Residential District.

In August 2005, five (5) of eleven (11) structures on the site were damaged by Hurricane Katrina, and were demolished.

In August 2008, the site came before the Planning Commission for a two (2) lot Subdivision and Planned Unit Development (PUD) to allow multiple buildings on a single building site with shared access and parking. These applications were approved, but allowed to expire.

In August 2011, the site came back before the Planning Commission with a Subdivision application to create two (2) legal lots of record, a PUD to allow multiple buildings on a single building site with shared access and parking between two (2) building sites, and a Rezoning application to rezone the property from R-1 to R-3. All applications were approved, with the Subdivision recorded in Probate Court and the Rezoning approved by the City Council.

## STAFF COMMENTS

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### **Engineering Comments:**

1. Revise the NAME and other information shown in the TITLE BLOCK that is wrong (i.e. LEIGHTON VILLAGE, TWILLEY BUILDERS, LLC.)
2. Retain NOTES #1 - #8, as shown on the Grandview Pointe Apartments PUD PLAN sheet 1 of 1 dated 3/29/2023.

### **Traffic Engineering Comments:**

A traffic impact study will be required for this site. Driveway number, 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 has submitted a Major Modification of a Previously Approved Planned Unit Development to allow the construction of six (6) new residential structures with 178 new dwelling units, as well as a new clubhouse, pool, mail kiosk, and dumpster. An existing gazebo is to be removed from the site.

A detailed project description, along with all associated application materials, is available through the link provided on Page 1 of this report.

The site plan depicts the existing and proposed structures on the site, but does not provide the number of units that are existing on the site currently, nor the total number of units proposed after the addition, making it difficult for staff to determine if there will be sufficient parking available on the site. The applicant should revise the site plan to provide both the number of existing and proposed units, as well as the number of parking spaces available.

Surrounding properties are located outside of the City of Mobile, in an unincorporated portion of Mobile County, with properties to the South being developed residentially and properties to the Southwest being vacant. As such, if approved, a residential buffer compliant with Section 64-3-8 of the UDC will be required, and should be shown on the site plan.

It should be noted that there is not an existing sidewalk along Marina Drive South. As the site is being redeveloped, the site will either need to provide a sidewalk, or submit a Sidewalk Waiver application to the Planning Commission for consideration. If a sidewalk is to be provided, a pedestrian walkway compliant with the requirements of Article 3, Section 64-3-3 of the UDC must be provided.

Bicycle parking is neither depicted nor addressed on the parking table. The site plan should be revised to comply with bicycle parking standards outlined in Article 3, Section 64-3-12.A.9. of the UDC, including minimum quantities and location requirements.

Parking lot lighting is required to meet the illumination standards in Section 64-3-9.C. of the UDC. A note to this effect should be included on the Final PUD Site Plan. A photometric plan will be required at the time of permitting to ensure compliance.

No elevation drawings were provided. Proposed buildings must include at least one feature from each of the following design categories, as specified in Section 64-3-6 of Article 3 of the UDC:

- 1. Site Frontage
- 2. Building Form – Height
- 3. Building Form – Wall
- 4. Architectural Feature

Maximum allowable height in an R-3 Suburban District is 50 feet.

The size of both existing and proposed buildings should be labeled in square feet on a revised site plan or included in a table on the Final PUD Site Plan.

It should be noted that because the lot that is proposed to contain the new structures will be a complete redevelopment of the site, it must fully comply with tree planting and landscape area requirements. If approved, a note stating the site will comply with tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC should be included on the Final PUD Site Plan. A landscaping plan will be required at the time of permitting to verify compliance.

A dumpster is shown on the site plan with an enclosure on unknown materials and design. If approved, a note referencing compliance with dumpster enclosure and placement standards of Section 64-3-13.A.4. of the UDC should be added to the Final PUD Site Plan.

No signage is depicted or described in the application materials. Any signage will require separate review and permitting through the Planning and Zoning Department. Illuminated signage must be installed by a licensed and bonded sign contractor and will require electrical permits from the Permitting Department.

Any future development or redevelopment may require additional PUD modifications to be approved by the Planning Commission and City Council. A note stating this should be placed on the Final PUD Site Plan.

If approved, a revised Modified PUD site plan (hard copy and PDF) must be submitted to and approved by Planning and Zoning prior to recording with Probate Court, per Section 64-5-8-B.2(f) of the UDC.

The application submitted does not include a legal description for the entire site, and will need to be revised, as the PUD pertains to both Lot 1 and Lot 2 of the Grandview Apartments Subdivision. Furthermore, the site plan states that it is for the “Leighton Village”, which is owned by “Twilley Builders, LLC”. As this appears to be information from an unrelated project, the site plan should be corrected.

# PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

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## Standards of Review:

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

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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.

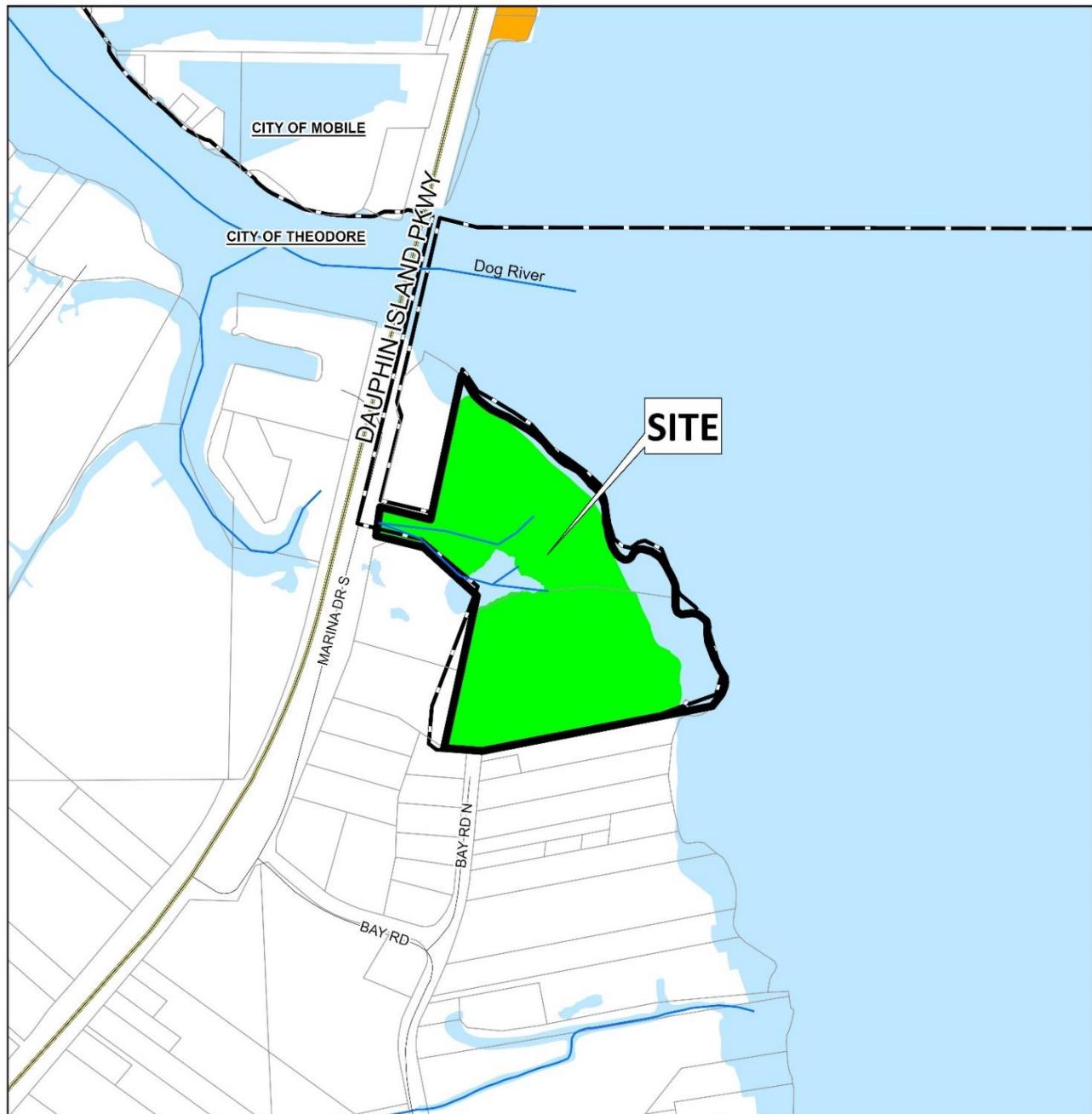
## Considerations:

The application should be heldover to the December 18<sup>th</sup> meeting, with revised information due no later than December 4<sup>th</sup>, to allow the applicant to provide additional information so that the Planning Commission can ensure the development will comply with UDC standards:

1. Revision of the site plan to include the number of dwelling units, both existing and proposed;
2. Revision of the site plan to include the number of parking spaces, both existing and proposed;
3. Revision of the site plan to include depiction of a sidewalk along Marina Drive South;
4. Revision of the site plan to illustrate compliance with the pedestrian walkway requirements of Article 3, Section 64-3-3 of the UDC;
5. Revision of the site plan to depict a residential buffer compliant with Section 64-3-8 of the UDC;
6. Revision of the site plan to either depict bicycle parking spaces or placement of a note stating that the site will provide bicycle parking in compliance with Article 3, Section 64-3-12.A.9. of the UDC;
7. Placement of a note on the revised 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. Revision of the site plan to label the size of each building in square feet or provide a corresponding table with the same information;

9. Provision of building elevation drawings demonstrating compliance with Article 3, Section 64-3-6 of the UDC, or placement of a note on the revised site plan stating that each new building will comply with these standards;
10. Placement of a note on the site plan stating that the site will fully comply with tree planting and landscape area requirements of Section 64-3-7 of the UDC;
11. Placement of a note on the revised 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;
12. Revision of the site plan to include the correct project name and property owner;
13. Revision of the legal description to include both Lot 1 and Lot 2 of the Grandview Apartments Subdivision;
14. Compliance with all Engineering comments noted in this staff report;
15. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
16. Compliance with all Urban Forestry comments noted in this staff report; and
17. Compliance with all Fire Department comments noted in this staff report.

## LOCATOR ZONING MAP



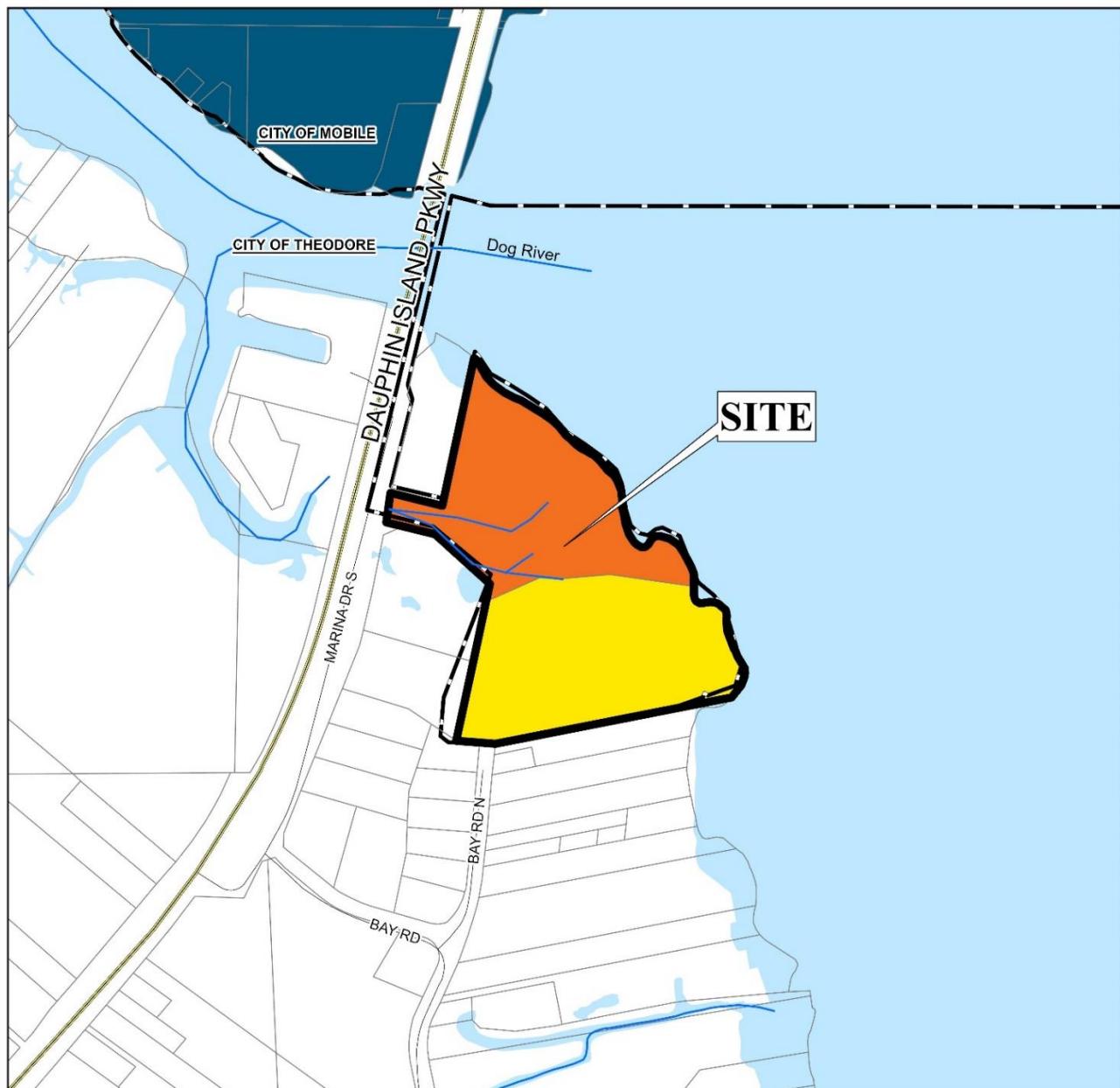
APPLICATION NUMBER 4 DATE December 18, 2025

APPLICANT Chris Lieb, Lieb Engineering Company, LLC

REQUEST PUD Modification



## FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE December 18, 2025

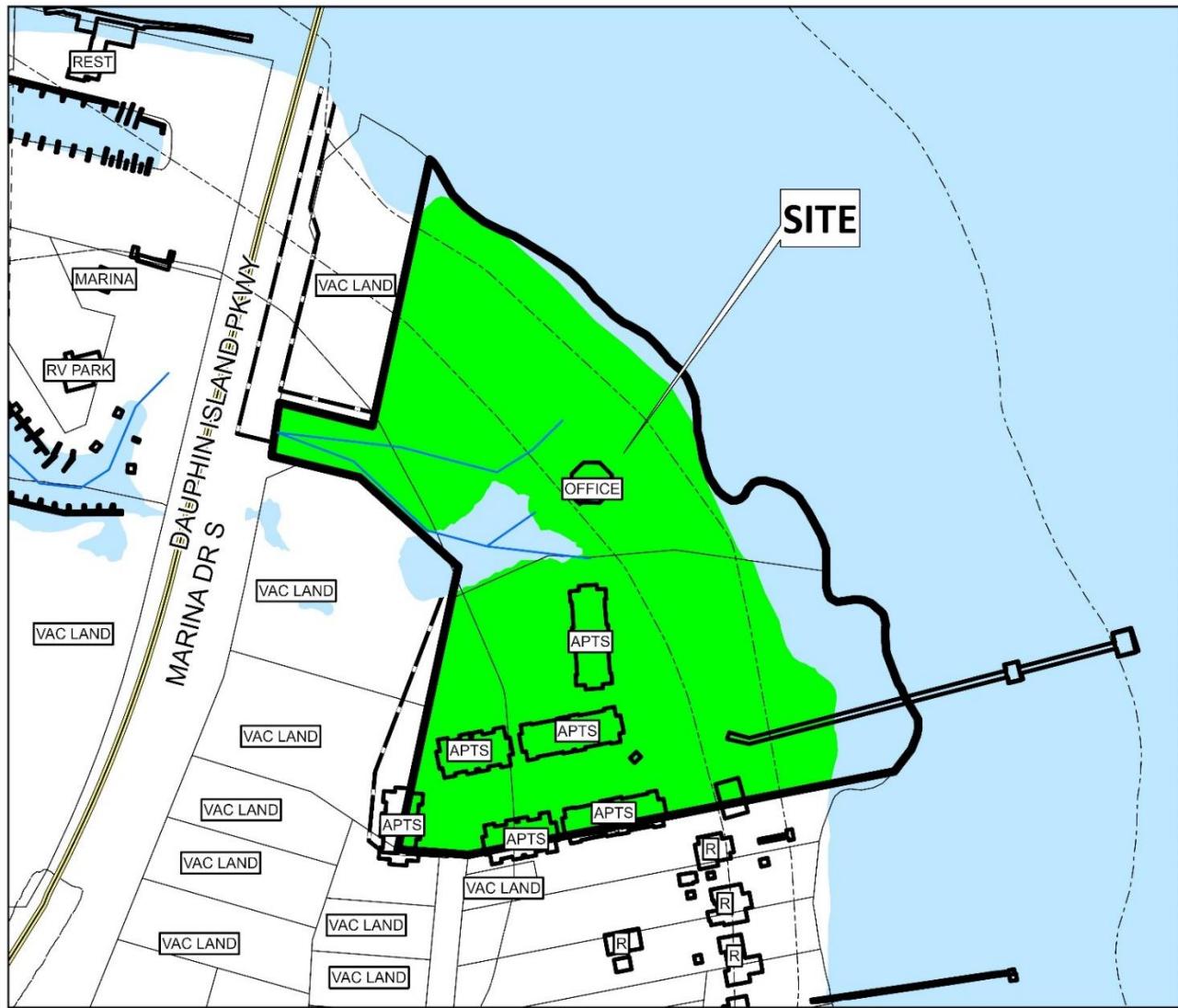
APPLICANT Chris Lieb, Lieb Engineering Company, LLC

REQUEST PUD Modification

Yellow	Low Density Residential	Maroon	Neighborhood Center - Traditional	Purple	Light Industry	Dark Blue	Water Dependent
Yellow	Mixed Density Residential	Purple	Neighborhood Center - Suburban	Purple	Heavy Industry		
Pink	Downtown	Pink	Traditional Corridor	Cyan	Institutional		
Red	District Center	Orange	Mixed Commercial Corridor	Green	Parks, Open Space		



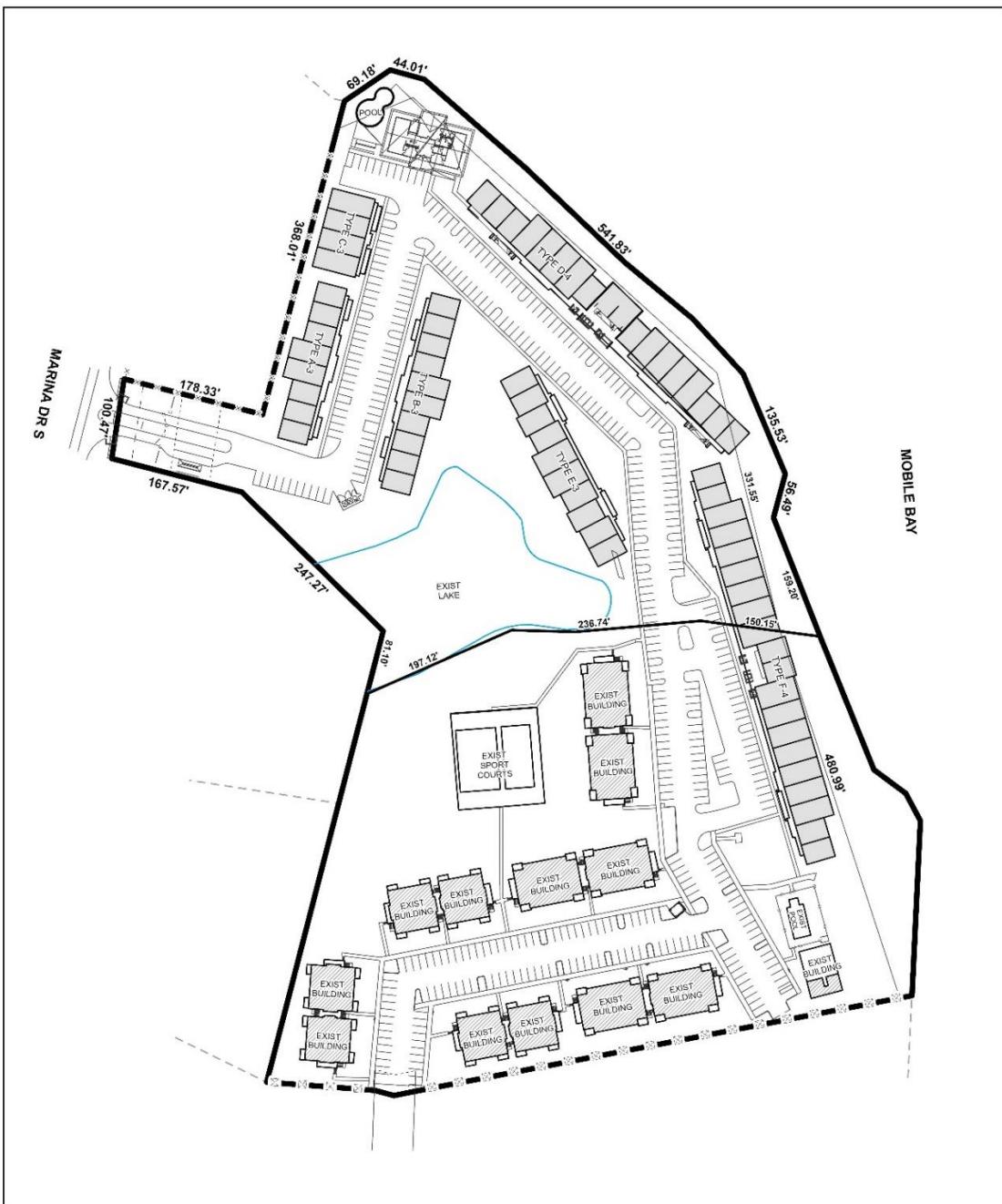
## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. A marina and restaurant lie to the northwest.

APPLICATION NUMBER	4	DATE	December 18, 2025	 NTS																														
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">R-A</td> <td style="width: 10%;">R-3</td> <td style="width: 10%;">B-1</td> <td style="width: 10%;">B-2</td> <td style="width: 10%;">B-5</td> <td style="width: 10%;">ML</td> <td style="width: 10%;">I-2</td> <td style="width: 10%;">OPEN</td> <td style="width: 10%;">T-3</td> <td style="width: 10%;">T-5.2</td> </tr> <tr> <td>R-1</td> <td>R-B</td> <td>T-B</td> <td>B-3</td> <td>CW</td> <td>MH</td> <td>PD</td> <td>SD</td> <td>T-4</td> <td>T-6</td> </tr> <tr> <td>R-2</td> <td>H-B</td> <td>LB-2</td> <td>B-4</td> <td>MM</td> <td>I-1</td> <td>MUN</td> <td>SD-WH</td> <td>T-5.1</td> <td></td> </tr> </table>					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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R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1																										

## SITE PLAN



The site plan illustrates existing and proposed buildings, fences, lakes, parking, and drives.

APPLICATION NUMBER	4	DATE	December 18, 2025	 N NTS
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REQUEST	PUD Modification			

## 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

## LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

### Development Intent

- › Complementary uses are designed and sited in a manner compatible with and connected to the surrounding context.
- › The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

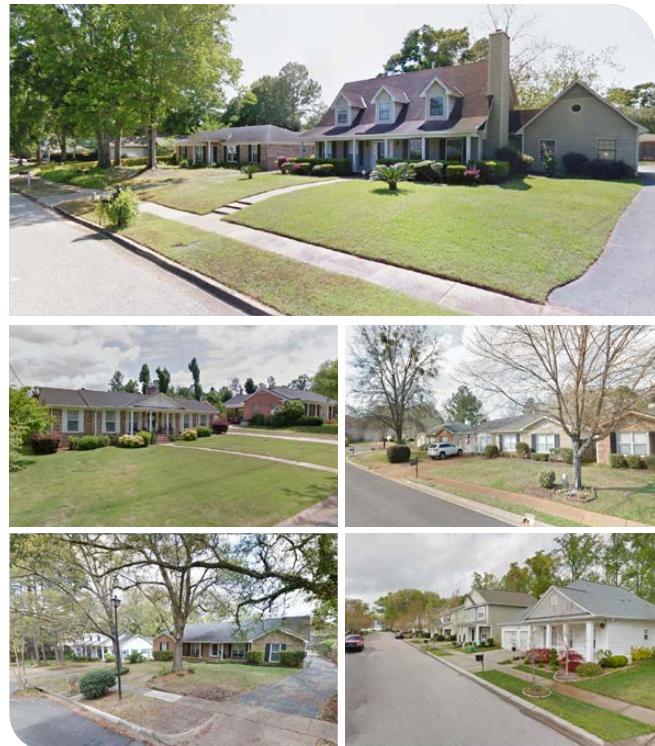
### Land use mix

<b>Primary Uses</b>	<b>Secondary Uses</b>
› Residential, Single family	› Residential, Multifamily
› Residential, Attached	› Civic
	› Parks

### Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

### Character Example



## 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

