



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2026

Mary Campbell
1909 Saint Monica Drive
Mobile, Alabama 36605

Re: 1401 & 1403 Dr. Martin Luther King Jr. Avenue
SUB-003822-2026
Kstylez Beauty Subdivision
Mary Campbell
District 2
Subdivision of 1 lot, 0.08± acres

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 waived Section 6.B.9. (for substandard right-of-way), Section 6.C.2.(a)(1) (for substandard lot area) and Section 6.C.2.(b)(4) (for substandard lot width) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot's size in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat providing the same information;
2. Revision of the Final Plat to illustrate the required 25-foot front yard setback along Dr. Martin Luther King Jr. Ave, in compliance with Article 2, Section 64-2-13.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report; and,
6. Compliance with all Fire Department comments noted in the staff report.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.gov This procedure must be completed within one (1) year, or the Tentative Approval will expire.

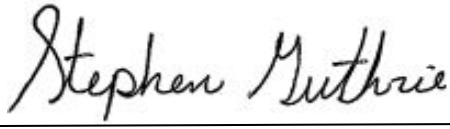
SUB-003822-2026 Kstylez Beauty Subdivision
August 24, 2026

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