



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 16, 2026

195, LLC  
P.O. Box 2587845  
Mobile, Alabama 36670

Re: 1600 University Boulevard South & 4217 Ezekiel Street  
SUB-003579-2025  
Logan Cottages Subdivision  
195, LLC  
District 4  
Subdivision of 7 lots, 1.67± acres

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

At its meeting on January 15, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.C.2.(b)(2) (for lot width) and 6.C.3. (for lot depth) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the proposed Phases as indicated on the preliminary plat;
2. Retention of the private street design on the Final Plat;
3. Retention of the private street name (Walsh Court) on the Final Plat;
4. Retention of the right-of-way widths of South University Boulevard and Ezekiel Street on the Final Plat;
5. Retention of the 25-foot minimum building setback line along South University Boulevard on the Final Plat;
6. Retention of the 75-foot minimum building setback along the private street (Walsh Court) on the Final Plat;
7. Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
8. Placement of a note on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners;
9. Placement of a note on the Final Plat stating that no structure may be placed or constructed within an easement without permission of the easement holder;
10. Placement of a note on the Final Plat stating that the private street is privately maintained and there shall be no public right-of-way, per Sections 9.D.1(b)(5) and 9.D.1(b)(7) of the Subdivision Regulations;

January 16, 2026

11. Placement of a note on the Final Plat stating if the private street is ultimately dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the street up to the prevailing standards shall be assessed to the property owner(s) at the time the private street is dedicated, and that said assessment shall run with the land to any subsequent property owners, per Section 9.D.1(b)(9) of the Subdivision Regulations;
12. Prior to signing the plat for Phase 2, the applicant is to present a legal document to the Planning and Zoning Department to run as a covenant with the land providing for continuing maintenance of the private street by an owners' association, or other entity, granting rights of ingress and egress for emergency and utility maintenance vehicles and holding harmless the city from damages to any owner within the subdivision arising, or which may arise, out of the existence of the private street. This document shall be approved by the City Attorney or their designee as to form and legality and shall be properly executed and recorded simultaneously with the Final Plat in the records of Mobile County Probate Court;
13. In compliance with Section 9.D.1(b)(8) of the Subdivision Regulations, a sign shall be posted and maintained at the entrance to the private street with the street name and identifying it as a private street, per Manual on Uniform Traffic Control Devices (MUTCD) standards with a blue background and white legend. The sign shall be made to city standards, and the name of the private street must be approved by the City Engineer.
14. Compliance with the Engineering comments noted in the staff report;
15. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
16. Compliance with all Urban Forestry comments noted in the staff report; and
17. Compliance with all Fire Department comments noted in the staff report.

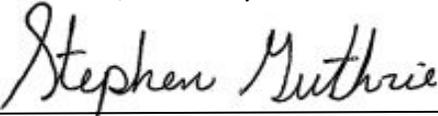
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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

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