



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2026

Cecil Zeke Hudson
Rowe Engineering & Surveying
3502 Laughlin Drive, Suite B
Mobile, AL 36693

Re: 3201 Airport Boulevard
SUB-003830-2026
MAEF Center for Advanced Careers / Bel Air Mall Subdivision
Zeke Hudson, Rowe Engineering & Surveying
District 1
Subdivision of 2 lots, 40.49± 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.C.3. of the Subdivision Regulations (for unusually shaped lots) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths for Airport Boulevard and Bel Air Boulevard;
2. Retention of the lot sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
3. Retention of all easements on the plat and the note stating that no structures are to be placed in any easement, without the permission of the easement holder
4. Depiction of the 25-foot minimum building setback line along each street frontage, per 64-2-14.E. of the UDC for lots in B-3 zoning districts;
5. Compliance with all Engineering comments noted in the staff report;
6. Provision of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. 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,

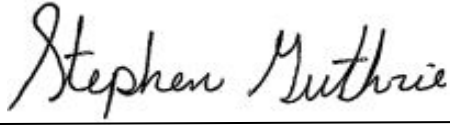
SUB-003830-2026 MAEF Center for Advanced Careers / Bel Air Mall Subdivision
August 24, 2026

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.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Stephen Guthrie
Deputy Director of Planning and Zoning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2026

Cecil Zeke Hudson
Rowe Engineering & Surveying
3502 Laughlin Drive, Suite B
Mobile, AL 36693

Re: 3201 Airport Boulevard
MOD-003833-2026
MAEF Center for Advanced Careers / Bel Air Mall Subdivision
Zeke Hudson, Rowe Engineering & Surveying
District 1
Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site with shared access and parking between multiple building sites, to modify lot lines in coordination with an associated subdivision

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 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:

1. Revision of the site plan and legal description to include proposed Lot A;
2. Retention of the lot sizes in both square feet and acres on the site plan, or provision of a table on the site plan with the same information;
3. Depiction of the 25-foot minimum building setback line along each street frontage, per 64-2-14.E. of the UDC for lots in B-3 zoning districts;
4. Provision of a note on the 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;
5. Completion of the Subdivision process prior to recording the site plan in Probate Court;
6. Compliance with all Engineering comments noted in the staff report;
7. Compliance with all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report;
9. Compliance with all Fire Department comments noted in the staff report;
10. 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,
11. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description. Please submit the current legal description to the Planning and Zoning Department to obtain the advertising fee. 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.

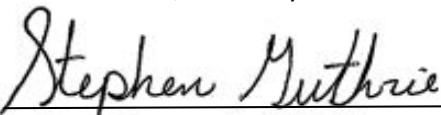
Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.gov)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