



Agenda Item # 5

SUB-003822-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

1401 & 1403 Dr. Martin Luther King Jr. Avenue

Subdivision Name:

Kstylez Beauty Subdivision

Applicant / Agent:

Mary Campbell

Property Owner:

Mary Campbell

Current Zoning:

B-2, Neighborhood Business Urban District

Future Land Use:

Traditional Corridor

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Not Applicable

Proposal:

- Subdivision approval to create one (1) legal lot of record from two (2) metes-and-bounds parcels.

Commission Considerations:

1. Subdivision proposal with seven (7) conditions.

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KSTYLEZ BEAUTY SUBDIVISION



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SITE HISTORY

The site was annexed into the City of Mobile in 1889.

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

STAFF COMMENTS

Engineering Comments:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Revise NOTES #13 to read "As shown on the 1984 aerial photo LOT 1 will receive the 1,800 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 1,800 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- C. Retain NOTES 6 - 8, 12, & 15.
- D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.gov prior to obtaining any signatures. No signatures are required on the drawing.

Traffic Engineering Comments:

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 purpose of this request is to create one (1) legal lot of record from two (2) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

The proposed lot has frontage along Dr. Martin Luther King Jr. Ave, a minor arterial street requiring a 60-foot-wide right-of-way at this location. The right-of-way along Dr. Martin Luther King Jr. Ave on the preliminary plat is showing 28.9 feet and 29.2 feet; therefore, if approved, the plat should be revised to illustrate right-of-way dedication sufficient to provide 30 feet from the centerline of Dr. Martin Luther King Jr. Ave.

The proposed lot does not meet the minimum width requirements of Section 6.C.2.(b)(4) of the Subdivision Regulations for commercially zoned properties, the minimum of which is 60 feet. The lot also does not meet the minimum area requirements of Article 2, Section 64-2-13.E. of the Unified Development Code (UDC) for lots served by public water and sanitary sewer within the B-2, Neighborhood Business Urban District. As such, waivers of Section 6.C.2.(a)(1) and Section 6.C.2.(b)(4) of the Subdivision Regulations will be necessary for approval.

The lot is properly labeled with its area in both square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat, adjusted for any required dedication; alternatively, a table providing the same information will suffice.

If approved, the plat should be revised to illustrate a 25-foot front yard setback along Dr. Martin Luther King Jr. Avenue, in accordance 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.

SUBDIVISION CONSIDERATIONS

Standards of Review:

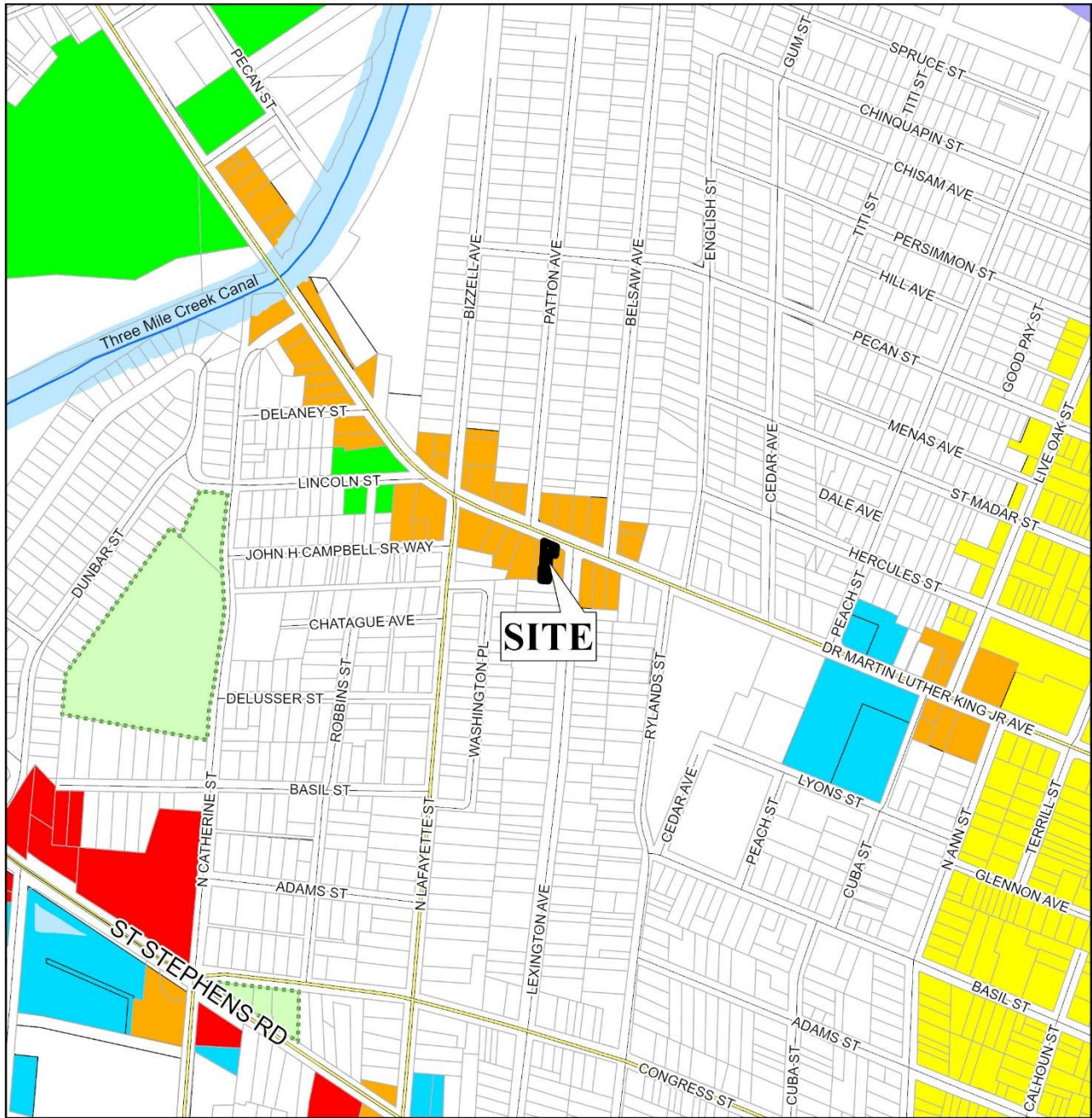
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Subdivision request is considered for approval, waivers of 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 will be required and the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 30 feet from the centerline of Dr. Martin Luther King Jr. Ave;
2. 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;
3. 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;
4. Compliance with all Engineering comments noted in this staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
6. Compliance with all Urban Forestry comments noted in this staff report; and,
7. Compliance with all Fire Department comments noted in this staff report.

LOCATOR ZONING MAP



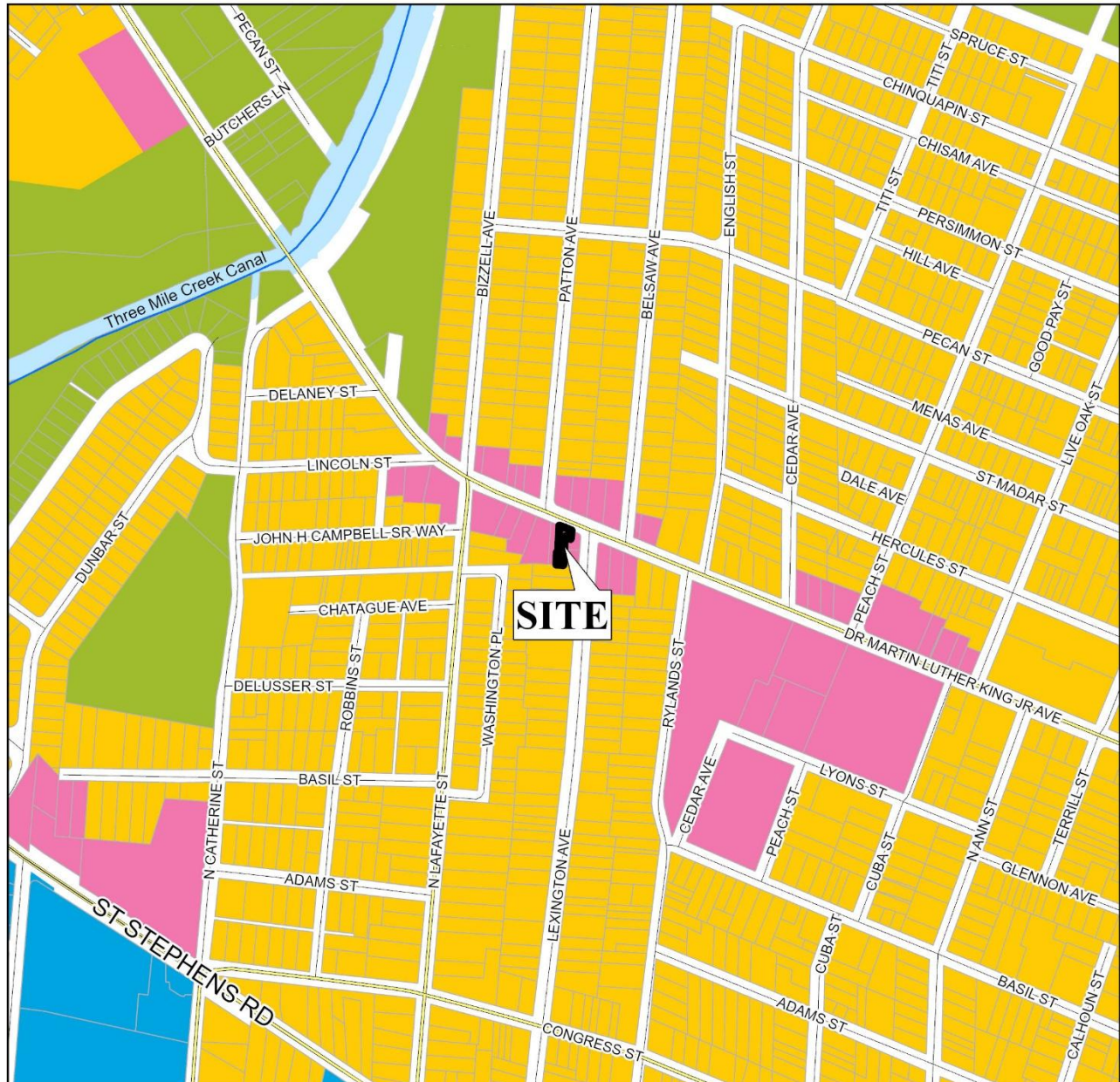
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APPLICANT Kstylez Beauty Subdivision

REQUEST _____ Subdivision



FLUM LOCATOR MAP

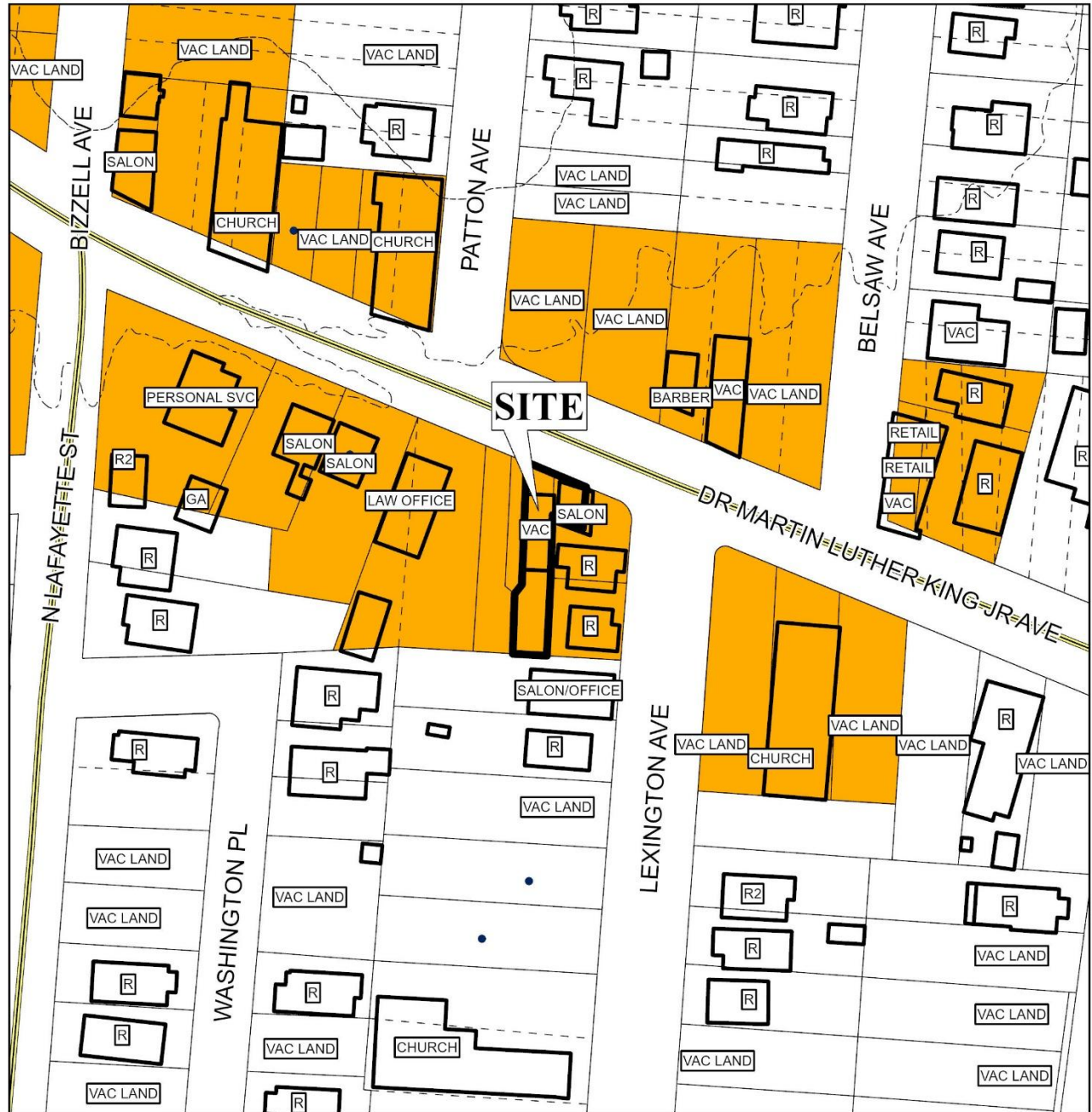


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 APPLICANT Kstylez Beauty Subdivision
 REQUEST Subdivision

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



KSTYLEZ BEAUTY SUBDIVISION

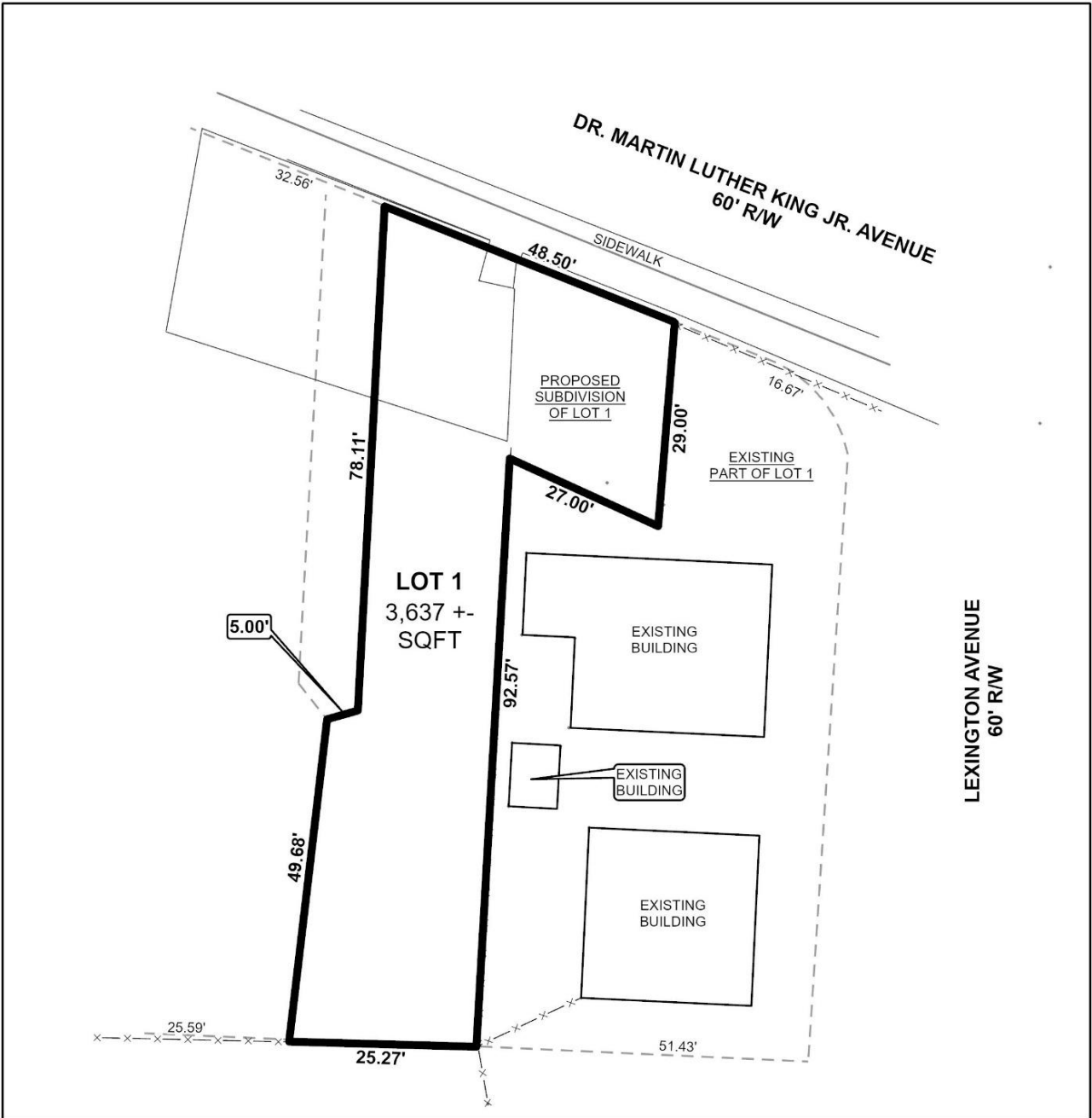


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



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APPLICANT	Kstylez Beauty Subdivision		
REQUEST	Subdivision		

N

NTS

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

[illegible]

Mixed Use Areas: Corridors

TRADITIONAL CORRIDOR (TC)

This land use designation generally applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods. Depending on their location, these areas incorporate a range of moderately scaled single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types including low- or mid-rise multifamily structures, and attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving.

Development Intent

- › Incorporate attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving.
- › Special emphasis is placed on the retention of existing historic structures, compatible infill development, and appropriate access management.

Land use mix

Primary Uses

- › Commercial
- › Office
- › Civic
- › Residential, Multifamily

Secondary Uses

- › Residential, Attached
- › Parks

Housing mix

- › Various types ranging in density from 10 to 30 du/ac;
- › Residential units above ground-floor retail
- › Multifamily buildings (small scale)
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example

