



## THE CITY OF MOBILE, ALABAMA

### PLANNING & ZONING DEPARTMENT

### MOBILE CITY PLANNING COMMISSION

September 15, 2022

C.J. Small, President  
Mobile City Council  
Mobile Government Plaza  
Mobile, Alabama 36644

Lisa Lambert, City Clerk  
Mobile Government Plaza  
Mobile, Alabama 36644

Re: Certified record proposed Unified Development Code

Dear Mr. Small and Mrs. Lambert,

I hereby certify that the record of the proceedings for the adoption of the proposed amendments to **Section 64.3.I, Downtown Development District, of the current Zoning Ordinance, Chapter 64 of the Mobile City Code**, and to **Appendix A, Downtown Development District, of the City of Mobile Unified Development Code** [commonly referred to as *the Downtown Development District (DDD) amendments*] by the Mobile City Planning Commission consists of the following:

- 1) **Call for Public Hearing.** On July 21, 2022, the Mobile City Planning Commission called for the public hearing regarding the proposed Downtown Development District amendments at their meeting. A copy of the agenda with the call for public hearing is attached. The archived video of the Planning Commission meeting is available at: <https://www.youtube.com/watch?v=56f4vFH1wQA&list=PLbD67IQ8M3ZSeSa6Rab75vFBmYwE9aNqE&index=12>
- 2) **Legal Advertisement.** The public hearing with the Mobile City Planning Commission was advertised in compliance with Alabama Code section 11-52-77(2). Proof of publication and a

copy of the quarter page ad, as well as proof of legal ad publication are attached.

- 3) **Proposed Amendments.** The proposed Downtown Development District amendments as advertised and discussed at the Mobile City Planning Commission's August 18, 2022 meeting are available here:  
[https://www.buildmobile.org/urban\\_pc/reports/DDDAmendments.pdf](https://www.buildmobile.org/urban_pc/reports/DDDAmendments.pdf)
- 4) **Public Hearing.** On August 18, 2022, the Mobile City Planning Commission held a public hearing on the proposed Downtown Development District amendments. Copies of the agenda, as well as comments submitted by concerned parties were provided to the Planning Commission and are attached. A copy of the Powerpoint presentation given by City staff is also attached. The archived video of the Planning Commission meeting is available at:  
<https://www.youtube.com/watch?v=ZZzYdJXbG1Q&list=PLbD67IQ8M3ZSeSa6Rab75vFBmYwE9aNqE&index=5>
- 5) **Business Meeting.** On August 25, 2022, the Mobile City Planning Commission held a business meeting. Additional comments received after the August 18<sup>th</sup> Public Hearing were provided to the Commission and are attached.
- 6) **Proposed Amendments.** The proposed Downtown Development District amendments as advertised and discussed at the Mobile City Planning Commission's September 1, 2022 meeting are available here: [https://www.buildmobile.org/urban\\_pc/reports/00DDD-AmendmentsLine-NumberedAs-presented-to-PC-August-18-2022.pdf](https://www.buildmobile.org/urban_pc/reports/00DDD-AmendmentsLine-NumberedAs-presented-to-PC-August-18-2022.pdf)
- 7) **Public Hearing.** On September 1, 2022, the Mobile City Planning Commission held a second public hearing regarding the proposed Downtown Development District amendments. Copies of the agenda, as well as comments submitted by concerned parties were provided to the Planning Commission and are attached. A copy of the Powerpoint presentation given by City staff is also attached. The archived video of the Planning Commission meeting is available at:  
<https://www.youtube.com/watch?v=upIDy2Hpr2A&list=PLbD67IQ8M3ZSeSa6Rab75vFBmYwE9aNqE&index=2>
- 8) **Recommendation.** The proposed Downtown Development District amendments were discussed and unanimously recommended for approval to the Mobile City Council, with the following changes:
  - a) limit development within the SD-CC.5 sub-district to three (3) stories;
  - b) require parking for development within the SD-CC.5 sub-district to be provided on-site within the SD-CC.5 sub-district; and
  - c) limit curb-cut size for development within the SD-CC.5 sub-district to ten (10) feet in width.
- 9) **Document.** Also included with this transmittal are nine (9) hardcopies of the proposed Downtown Development District amendments, reflecting the changes approved by the Planning Commission at their September 1, 2022, meeting.

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If you have any questions, please contact the Planning staff for additional information.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary



By:

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Shayla J. Beaco  
Executive Director, Build Mobile

SJB:bh

Attachments

C: Mobile City Council  
William S. Stimpson, Mayor  
Ricardo Woods, City Attorney  
Chris Arledge, Council Attorney