



Agenda Item # 14

SUB-003726-2026 & ZON-UDC-003727-2026

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Rezoning](#)

DETAILS

Location:

2609 and 2651 Spring Hill Avenue, 152, 157, 158, and 159 Mobile Street, and 144 Hyland Avenue

Subdivision Name:

Covenant Presbyterian Church Subdivision

Applicant / Agent:

Mark Vereen, Clark, Geer, Latham & Associates, Inc.

Property Owner(s):

Covenant Presbyterian Church of Mobile, Inc.

Current Zoning:

R-1, Single-Family Residential Urban District and B-3, Community Business Suburban District

Proposed Zoning:

B-1, Buffer Business Urban District

Future Land Use:

Mixed Density Residential, Neighborhood Center – Traditional, and Traditional Corridor

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create three (3) legal lots of record.
- Rezoning from R-1 and B-3 to B-1
 - Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

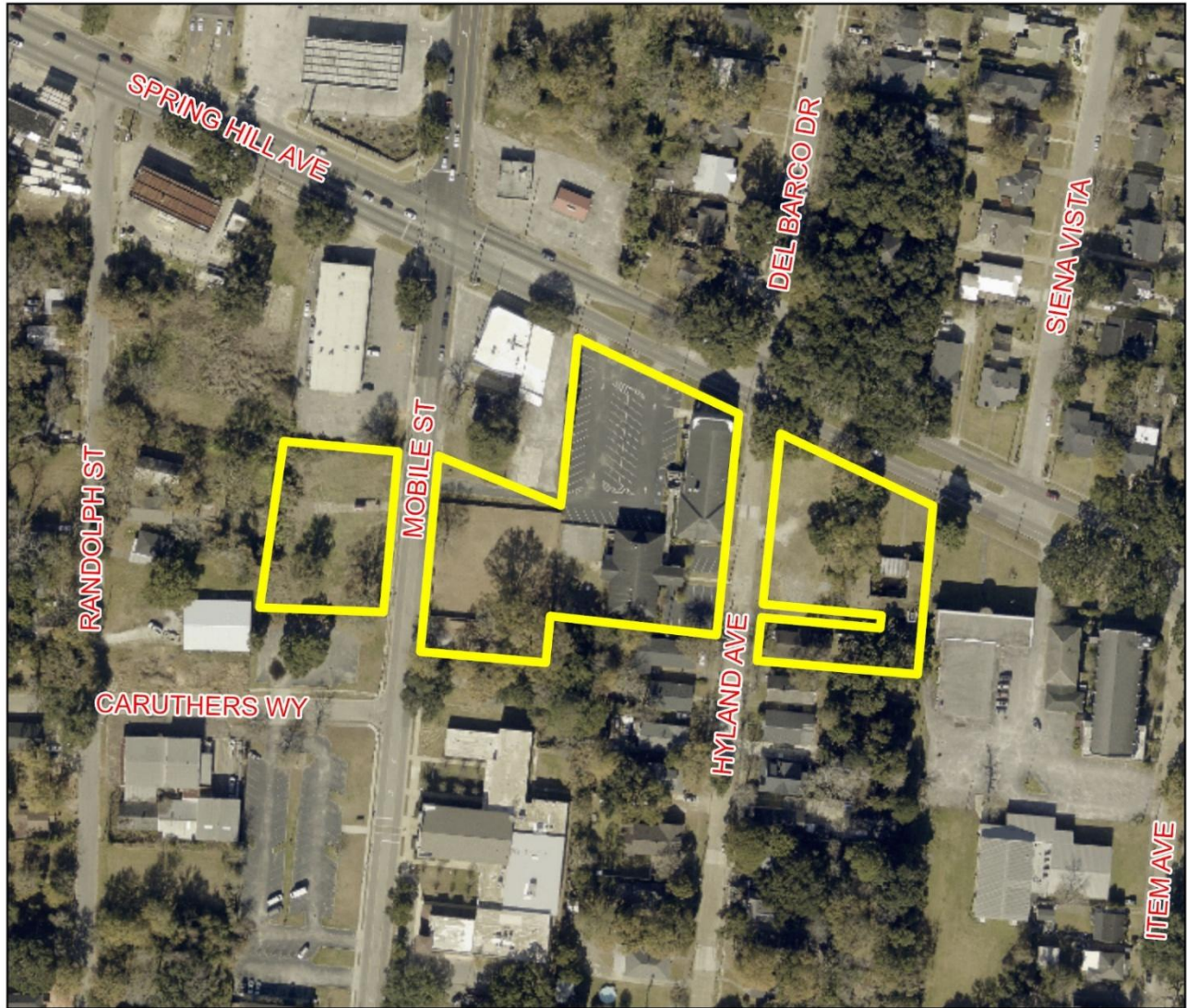
Commission Considerations:

1. Subdivision proposal with nine (9) conditions; and
2. Rezoning with two (2) conditions.


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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units, commercial units lie to the northwest.

APPLICATION NUMBER <u> 14 </u> DATE <u> May 21, 2026 </u>	 NTS
APPLICANT <u> Covenant Presbyterian Church Subdivision </u>	
REQUEST <u> Subdivision, Rezoning from R-1 and B-3 to B-1 </u>	

SITE HISTORY

In May 1954, a portion of the site currently occupied by 2651 Spring Hill Avenue was before the Board of Zoning Adjustment to request a front yard setback variance; the application was withdrawn.

In August 2020, the portion of the site at the Southeast corner of Hyland Avenue and Spring Hill Avenue (146 Hyland Avenue) received approval from the Board of Zoning Adjustment to allow that property to be developed as an off-premise parking lot with 38 spaces for the existing church at 2651 Spring Hill Avenue. As no permits were obtained, this approval has since expired.

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

STAFF COMMENTS

Engineering Comments:

Subdivision:

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

- A. Provide all of 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. It is recommended, due to the subdivision being separated by public rights-of-way, that the LOTS be designated 1A, 1B, and 1C instead of 1, 2, 3.
- C. Show and label the ROW widths along the frontage of LOT 1A and 1B along Mobile Ave.
- D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of Spring Hill Ave. and Hylalnd Ave. to the City of Mobile and list the amount of dedicated acreage in square feet and acres.
- E. Revise SURVEYOR'S NOTES #15 to read - As shown on the 1984 aerial photo LOTS 1A, 1B, and 1C will receive 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 1A – 10,000 sf, LOT 1B – 56,000 sf, and LOT 1C – 16,000 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- F. Delete any duplicate "LEGAL DESCRIPTION" headings.
- G. Retain NOTES 16 - 19 and 21.
- H. 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.

Rezoning:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.

3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

A Traffic Impact Study will be required. Driveway number, size, location, and design to be approved by ALDOT (where applicable) and 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:

Subdivision

The purpose of this application is to create three (3) legal lots of record from seven (7) existing metes-and-bounds parcels and five (5) existing legal lots of record. The site is served by public water and sanitary sewer.

The proposed lots front Spring Hill Avenue, Hyland Avenue, and Mobile Street. Spring Hill Avenue is a Principle Arterial Street with a required 100-foot-wide right-of-way at this location, the preliminary plat indicates an existing compliant right-of-way. Hyland Avenue and Mobile Street are both minor streets with curb and gutter, and as such, should each have a 50-foot right-of-way. The preliminary plat shows both streets have compliant existing rights-of-way. It should be noted that the plat incorrectly labels Mobile Street as "Mobile Avenue", which should be corrected on the Final Plat, if approved.

Section 6.C.6. of the Subdivision Regulations requires dedication of street corner radii. As such, if approved, dedication of the Southwest and Southeast corner radii at Spring Hill Avenue and Hyland Avenue should be required.

The lots exceed the minimum size and area requirements for parcels served by public water and sanitary sewer within the site's existing and proposed zoning classifications. This information is properly labeled in both square feet and acres on the preliminary plat, in accordance with Section 5.A.2(e)(4) of the Subdivision Regulations and should be retained on the Final Plat, adjusted for dedication, if approved. The lot also exceeds the minimum width requirement for non-residential lots, as specified in Section 6.C.2(b)(4) of the Subdivision Regulations.

A 10-foot front yard setback is illustrated along all street frontages, as required by Section 6.C.8 of the Subdivision Regulations and the dimensional standards of Article 2 of the Unified Development Code (UDC) for the site's proposed zoning classifications. Therefore, if approved, the required 10-foot front yard setback should be retained, adjusted to reflect the proposed dedication.

It should be noted that there is an existing alley within the proposed Lot 3. If approved, the alley will need to be vacated prior to the recording of the Subdivision plat.

Finally, if the Subdivision is approved, Lot 2 will be split-zoned as B-3 and R-1, unless the rezoning request is approved.

Rezoning

The applicant requests rezoning of the lots resulting from the proposed subdivision from R-1, Single-Family Residential Urban District and B-3, Community Business Urban District, to B-1, Buffer Business Urban District, to allow the existing church at 2651 Spring Hill Avenue to expand their campus.

Additional details and the full application are available through the link provided on Page 1 of this report.

The site is bordered by properties zoned B-3, Community Business Urban District and R-1, Single-Family Residential Urban District, to the North and West; R-1, Single-Family Residential Urban District, to the East; and B-1, Buffer Business Urban District and R-1, Single-Family Residential Urban District, to the South.

Surrounding land uses along this segment of Spring Hill Avenue include a mix of restaurants, gas stations, and single-family residences. The nearby areas of Hyland Avenue and Mobile Street are mostly occupied by single-family residences and a community center.

The Unified Development Code (UDC) and its associated zoning map are derived from long-range comprehensive planning studies intended to promote orderly, desirable development. Casual or unsupported amendments to the UDC can undermine this purpose. Therefore, rezoning requests are evaluated according to the following criteria:

- Consistency with the Comprehensive Plan
- Existence of a mistake or error in the original zoning map
- Compatibility with the surrounding neighborhood
- Promotion of public health, safety, and welfare
- Capacity of infrastructure to support the proposed zoning
- Presence of changed or changing conditions justifying the amendment

According to the Future Land Use Map (FLUM), the site lies within Mixed Density Residential, Neighborhood Center – Traditional, and Traditional Corridor designations. The applicant states that the existing and proposed church campus is compatible with these designations because it serves nearby residents and supports the surrounding community. The applicant further notes that the property fronts Spring Hill Avenue, a major arterial corridor under the jurisdiction of ALDOT, and is located within an area characterized by a mixture of residential and commercial development patterns.

The applicant does not allege that the existing zoning classifications were established in error. Rather, the request is based on the desire to eliminate the existing split-zoning condition across the property, establish consistent development standards, and facilitate orderly campus expansion. The applicant also notes that a portion of the site is currently zoned B-3, which permits more intensive commercial uses than the proposed B-1 district. As such, the request would reduce the development intensity permitted on that portion of the property.

With respect to compatibility, the applicant states that B-1 zoning is intended to serve as a transitional district between higher-intensity commercial corridors and adjacent residential neighborhoods. The applicant further notes that an established B-1 zoning pattern already exists directly south of the site and that the proposed rezoning would extend that district northward, creating a more cohesive zoning pattern and reducing isolated zoning conditions. Given the mix of commercial and residential uses along Spring Hill Avenue, as well as the institutional nature of the existing church campus, the proposed B-1 zoning appears generally compatible with the surrounding development pattern. Additionally, because the church use already exists on the site, the request would not introduce a new land use into the area, but rather allow expansion and reinvestment associated with the existing institutional use.

In support of the request, the applicant states that the proposed church expansion will promote the public health, safety, and welfare of the community by providing space for services and programs supporting the physical, emotional, and social well-being of nearby residents. The applicant also states that the proposed subdivision will eliminate the otherwise split-zoned condition affecting proposed Lot 2 and allow for orderly future development of the site.

A survey illustrating all proposed site improvements was submitted with the application showing the proposed layout of the expanded church building and associated parking. It should be noted that, at the time of permitting, site plans demonstrating compliance with all applicable requirements of Article 3 of the UDC will be required. Additionally, any future development will be subject to applicable City of Mobile and ALDOT access and infrastructure requirements.

Overall, the proposed rezoning from R-1 and B-3 to B-1 appears intended to create a unified zoning designation for the existing church campus while reducing the intensity of commercial development otherwise permitted on portions of the site. Given the established church use, the existing B-1 zoning pattern to the south, and the transitional character of the Spring Hill Avenue corridor, the request appears generally consistent with the surrounding development pattern and the intended purpose of the B-1 district as a buffer between commercial and residential uses.

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 Planning Commission considers approving the Subdivision request the following conditions could apply:

1. Dedication of the Southwest and Southeast corner radii at Spring Hill Avenue and Hyland Avenue in compliance with Section 6.C.6. of the Subdivision Regulations;
2. Retention of the lot sizes in both square feet and acres on the Final Plat, adjusted for any required dedication;
3. Change “Mobile Avenue” to “Mobile Street”;
4. Retention of the 10-foot front yard setback along Spring Hill Avenue, adjusted to reflect the required dedication;
5. Completion of the rezoning process prior to the signing of the Subdivision plat;
6. Compliance with all Engineering comments noted in this staff report;
7. Compliance with all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. Compliance with all Fire Department comments noted in this staff report.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezoning is intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- A) Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C) Compatibility. Whether the proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- E) Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- F) Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

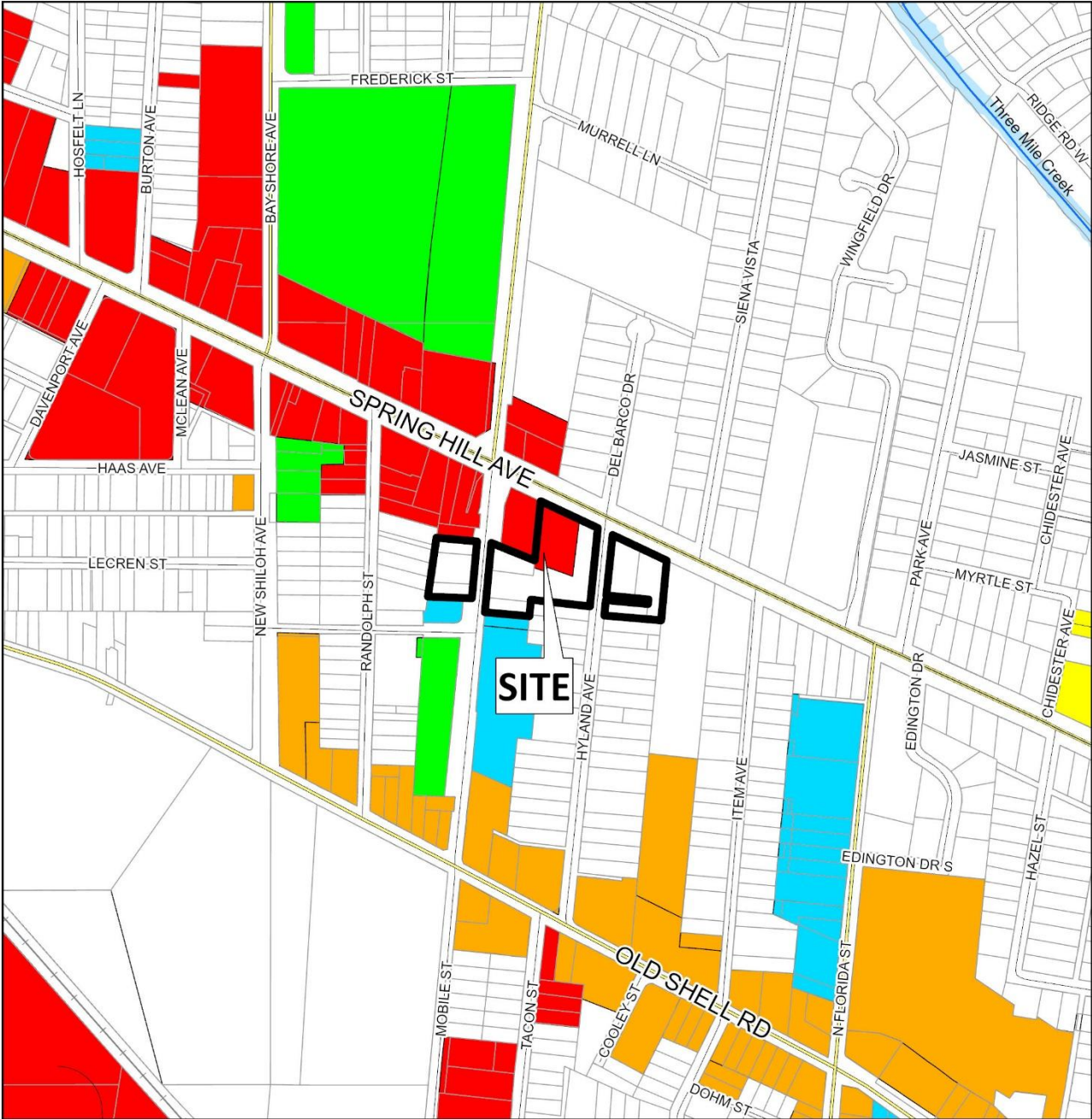
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following condition(s) could apply:

1. Completion of the Subdivision process; and
2. Full compliance with all municipal codes and ordinances.

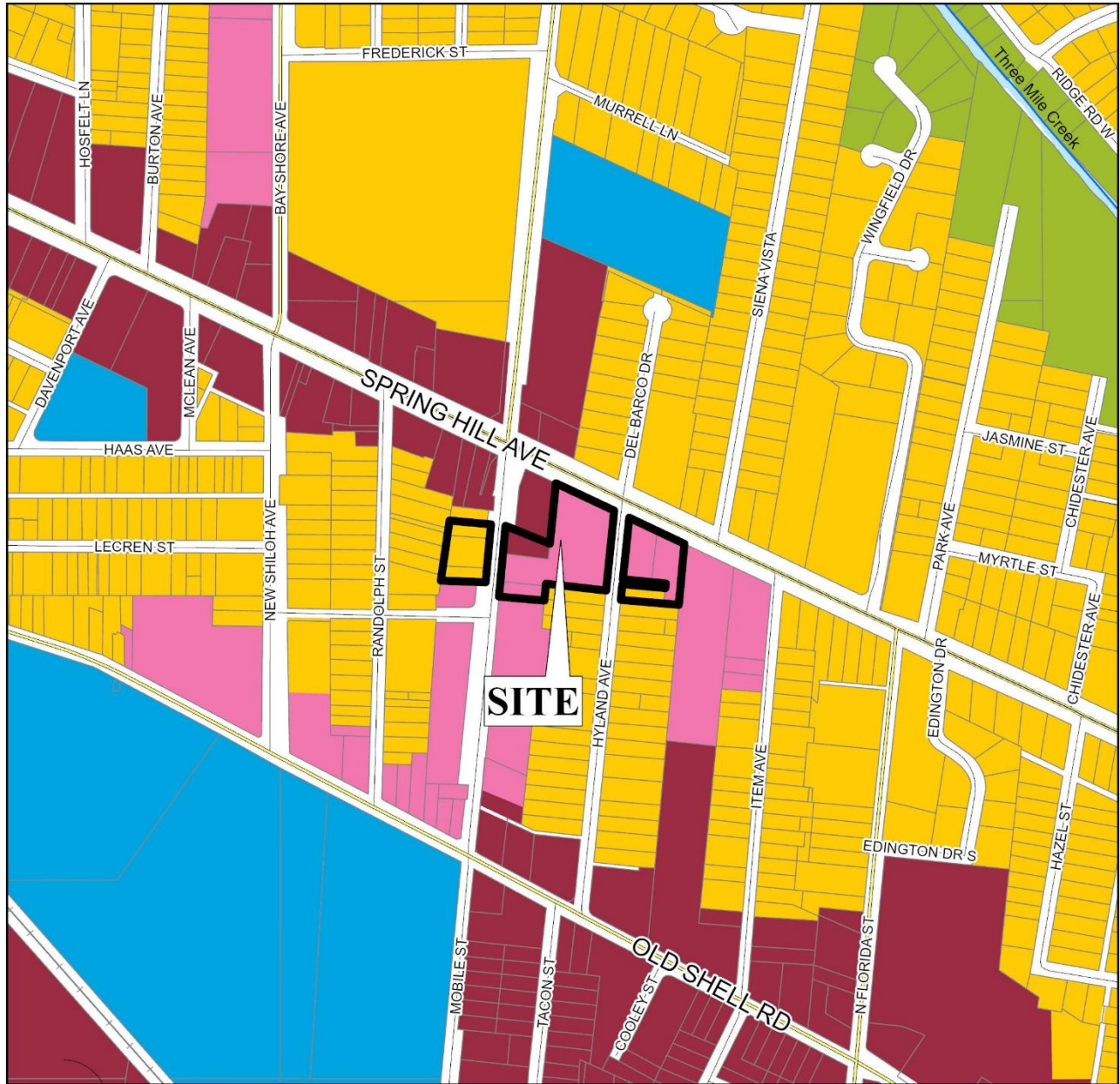
LOCATOR ZONING MAP



APPLICATION NUMBER	14	DATE	May 21, 2026
APPLICANT	Covenant Presbyterian Church Subdivision		
REQUEST	Subdivision, Rezoning from R-1 and B-3 to B-1		



FLUM LOCATOR MAP



APPLICATION NUMBER 14 DATE May 21, 2026

APPLICANT Covenant Presbyterian Church Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-3 to B-1


- | | | | |
|---|---|---|---|
| ■ 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 | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING




The site is surrounded by residential units, commercial units lie to the northwest.

APPLICATION NUMBER <u>14</u>	DATE <u>May 21, 2026</u>																															
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<table style="width: 100%; font-size: small;"> <tr> <td> R-A</td> <td> R-3</td> <td> B-1</td> <td> B-2</td> <td> B-5</td> <td> ML</td> <td> I-2</td> <td> OPEN</td> <td> T-3</td> <td> T-5.2</td> </tr> <tr> <td> R-1</td> <td> R-B</td> <td> T-B</td> <td> B-3</td> <td> CW</td> <td> MH</td> <td> PD</td> <td> SD</td> <td> T-4</td> <td> T-6</td> </tr> <tr> <td> R-2</td> <td> H-B</td> <td> LB-2</td> <td> B-4</td> <td> MM</td> <td> I-1</td> <td> MUN</td> <td> SD-WH</td> <td> T-5.1</td> <td></td> </tr> </table>			 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	
 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																								

SITE PLAN




The site plan illustrates proposed lots, setbacks, and landscaping.

APPLICATION NUMBER	14	DATE	May 21, 2026	
APPLICANT	Covenant Presbyterian Church Subdivision			
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DETAIL SITE PLAN



APPLICATION NUMBER	14	DATE	May 21, 2026
APPLICANT	Covenant Presbyterian Church Subdivision		
REQUEST	Subdivision, Rezoning from R-1 and B-3 to B-1		



NTS

FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the “mixed use” types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

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

	RESIDENTIAL - AG (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD GENERAL (TCD)	DOWNTOWN DEV. DDD (T-6)	DOWNTOWN DEV. DDD (T-5.1)	DOWNTOWN DEV. DDD (T-5.2)	DOWNTOWN DEV. DDD (T-4)	DOWNTOWN DEV. DDD (T-3)	DOWNTOWN DEV. DD (SD-WH)	DOWNTOWN DEV. DD (SD)		
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○								○															○	
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■						■															○	
DOWNTOWN (DT)						■						■											■	■	■	■	■	○	○		
DISTRICT CENTER (DC)								■			U	○	○																		
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	○	■	○	○	○											■	■	■								
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)			S			S	■	S	S	○											■	■								○	
TRADITIONAL CORRIDOR (TC)		■	■	■	■	U	■	U	U	○																				○	
MIXED COMMERCIAL CORRIDOR (MCC)						■		■	■	■	■	■	■	■	■																
LIGHT INDUSTRIAL (LI)													■	■	■	■														○	○
HEAVY INDUSTRY (HI)																■	■	■	■											○	○
INSTITUTIONAL LAND USE (INS)											■	■		○	○																
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	
WATER DEPENDENT USES (WDWRU)	■					○									■	■	■			○											

- Zoning district is appropriate to implement the future land use category.
- US Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.
- Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.
- Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Residential Land Use Areas

MIXED DENSITY RESIDENTIAL (MDR)

This designation applies mostly to residential areas located between Downtown and I-65, where the predominant character is that of a traditional neighborhood laid out on an urban street grid. These areas should offer a variety of residential types in a compact pattern at the scale of a single family neighborhood. They typically have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas near major thoroughfares. Residential density ranges between 6 and 30 dwelling units per acre (du/ac) depending on the mix, types, and locations of the housing as specified by zoning.

Development Intent

- Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- Support residential infill that fits-in with neighboring homes (building scale, placement, etc.). Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.

Land use mix

Primary Uses

- Residential, Single family
- Residential, Attached

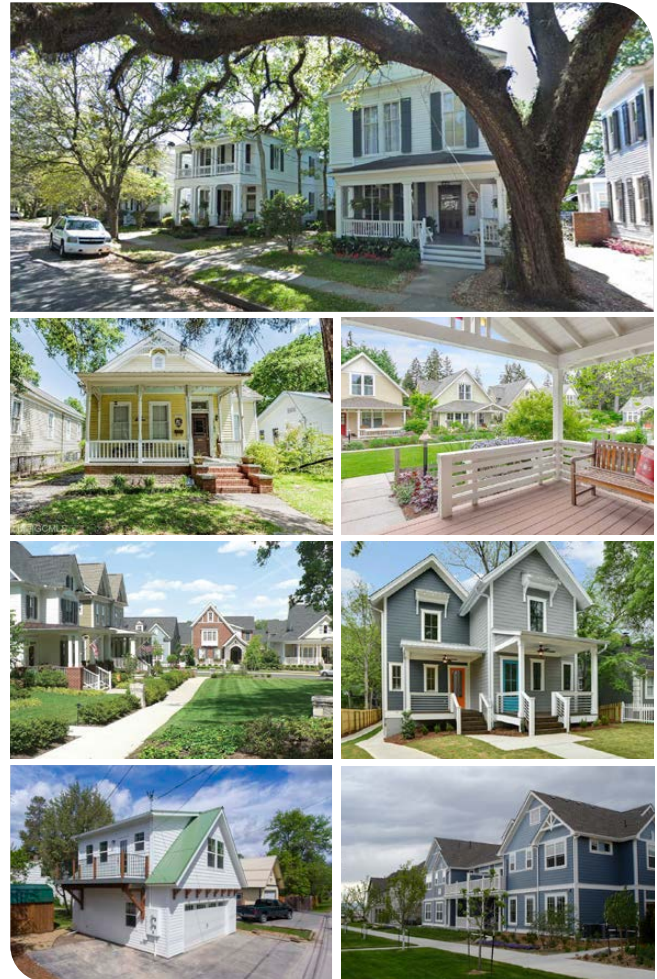
Secondary Uses

- Residential, Multifamily
- Commercial
- Civic
- Parks

Housing mix

- Single family on small to medium sized lots
- Attached residential such as duplexes, multiplexes, and townhomes
- Small scale multifamily buildings

Character Example



A mixed density neighborhood may include a range of housing types and densities at a similar scale.

Rendering: Dover Kohl

NEIGHBORHOOD CENTERS (NC)

Neighborhood Center applies to smaller hubs of mixed commercial, community, and recreational activity that cater to adjacent residential areas. Many of these centers exist today in some form. The following principles apply not just to the future development of new centers, but also to the redevelopment of existing centers. These principles are common to all neighborhood centers, but the appropriate design varies depending on whether a center is in a more “traditional” or more “suburban” context.

- › Support a limited amount of commercial employment
- › Incorporate some residential use, compatible in character with that of surrounding residential development, providing appropriate transitions in height, massing and other buffering from one land use district to the next.
- › The retail and housing uses should merge around vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments. Form vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments.
- › Be connected to the surrounding neighborhood and nearby public uses (e.g., schools, parks, etc.) via well-designed sidewalks and complete streets.

Land use mix

Primary Uses

- › Commercial
- › Office
- › Residential, Multifamily

Secondary Uses

- › Residential, Attached
- › Civic
- › 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
- › Accessory and live-work units



NC TRADITIONAL (NCT)

These tend to be in areas connected to MxDR neighborhoods. They primarily occur east of I-65.

Development Intent

- › Buildings should orient to the street, with on-site parking typically pushed to the back of the site.
- › Design qualities of the public realm are emphasized, including the provision of continuous sidewalks, tree canopy, pedestrian amenities, on-street parking and bicycle facilities where appropriate.



NC SUBURBAN (NCS)

These generally are located among the LDR neighborhoods west of the I-65. Where they exist, these centers currently have a more pronounced vehicular orientation.

Development Intent

- › Support increase in mix and density of uses (e.g., infill of outparcels, addition of housing, etc.).
- › Retrofit to improve internal walkability (e.g., through the addition of sidewalks, tree canopy, protection from the elements) and external connectivity to the surrounding areas (via sidewalks, paths and trails, street crossings, transit stops, etc.)



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

