Planning Commission
November 19, 2026

Agenda Item # 19

ZON-UDC-003952-2026, MOD-003953-2026 & MOD-003951-2026

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

Applicant Materials for Consideration – Rezoning

Applicant Materials for Consideration – Planning Approval Modification

Applicant Materials for Consideration – Planned Unit Development Termination

DETAILS

Location:
951 Downtowner Boulevard & 3655 Marion Beckham Drive

Applicant / Agent:
818 Development Group, LLC & City Hope Church / Shumer Consulting, LLC

Property Owner:
City Hope Church & 818 Development Group, LLC

Current Zoning:
B-1, Buffer Business Suburban District

Proposed Zoning:
B-1, Buffer Business Suburban District

Future Land Use:
Mixed Commercial Corridor & Parks and Open Space

Neighborhood Meeting:
- A Neighborhood Meeting was not required as no zoning change was requested.

Applicable Codes, Policies, and Plans:
- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:
- Rezoning from B-1 to B-1 to remove a previous condition of rezoning approval limiting development of the property to an approved Planned Unit Development.
  - 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.
- Modification of a previously approved Planning Approval.
- Termination of a previously approved Planned Unit Development.

Considerations:
1. Rezoning with two (2) conditions;
2. Modification of a previously approved Planning Approval with thirteen (13) conditions; and
3. Termination of a previously approved Planned Unit Development with one (1) condition.

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PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 19 DATE November 19, 2026

APPLICANT 818 Development Group, LLC & City Hope Church

REQUEST Rezoning from B-1 to B-1, PUD Modification

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NTS

SITE HISTORY

In 1994, a Planning Approval and Planned Unit Development (PUD) were approved to allow the addition of day care services to an existing community services facility (YMCA) and to permit multiple buildings on a single building site. The Planning Approval was amended in 2000, and the PUD was modified in 1994, 1998, and 2000.

The rezoning of the property from R-1, Single-Family Residential District, to B-1, Buffer Business District, was adopted by the City Council at its November 29, 1994, meeting, subject to approval of a PUD and compliance with the residential buffer requirements of the Zoning Ordinance.

In 1998, subdivision of the site to create a single legal lot of record was approved, and the plat was recorded in 1999. In 2003, a subsequent subdivision to create three (3) legal lots of record, including vacated right-of-way along Downtowner Boulevard, was approved, and the plat was subsequently recorded in the Mobile County Probate Court.

In 1999, a Sidewalk Waiver was approved to waive sidewalk construction along what is now Marion Beckham Drive, between Michael Boulevard and Matthews Park.

At its October 5, 2023, meeting, the Planning Commission approved a resubdivision of the site to create two (2) lots, along with Major Modifications to the previously approved Planning Approvals and PUDs to remove one lot from their boundaries. The plat was recorded in the Mobile County Probate Court in December 2023, and the Major Modifications were adopted by the City Council in January 2024.

At its January 16, 2025, meeting, the Planning Commission approved a resubdivision of Lot 2 of the 2023 subdivision to create two (2) lots, along with Major Modifications to the Planning Approval and PUD to revise their boundaries accordingly. The plat was recorded in the Mobile County Probate Court in April 2025, and the Major Modifications were adopted by the City Council in March 2025.

In May 2025, the previous YMCA development was demolished pursuant to a Demolition Permit to clear the associated lot for future development of a religious facility.

Permit applications for the proposed redevelopment have since been submitted; however, the applications cannot be approved by the Planning and Zoning Department due to the existing Planning Approval and PUD encumbering the property and the proposed modifications to those approvals. Accordingly, the applicant has submitted applications to modify the boundaries of the existing Planning Approval and terminate the PUD.

Specifically, the applicant proposes to limit the Planning Approval to the lot associated with 3655 Marion Beckham Drive, which is currently developed and intended to be used as a child day care facility. Under the previous Zoning Ordinance, child day care facilities in a B-1 zoning district required Planning Approval. Under the current Zoning Ordinance, such uses require Special Exception approval from the Board of Zoning Adjustment unless previously established through a Planning Approval. The applicant also proposes to terminate the PUD overlaying both lots to eliminate the requirement for future site modifications to undergo Planning Commission and City Council review and approval.

However, because the 1994 rezoning was conditioned upon development in accordance with an approved PUD, the applicant has also submitted a rezoning application to remove this condition, thereby facilitating termination of the existing PUD.

There have been no Board of Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

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.

Planning Approval Modification

No comments.

Planned Unit Development Termination

No comments.

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:

Rezoning

The subject site is adjacent to properties zoned B-1, Buffer Business Suburban District, to the north and south; R-1, Single-Family Residential Suburban District, to the east; and R-3, Multi-Family Residential Suburban District, and B-2, Neighborhood Business Suburban District, to the west.

Although the applicant has indicated an intent to develop one (1) of the associated lots with a religious facility, no site plan was submitted with the rezoning request. No changes to the day care site or its proposed use have been specified by the applicant.

A religious facility on the associated lot is permitted by right within the B-1 zoning district. However, any future development must comply with the applicable provisions of Article 3 of the UDC and all other City codes and ordinances. Any necessary variances must be obtained from the Board of Zoning Adjustment, with surrounding property owners notified of any associated public hearings.

The purpose of the rezoning request is to remove the condition imposed by the 1994 rezoning that restricted development of the property to an approved Planned Unit Development (PUD). Under the current UDC, PUD approval is not required for new development, including projects involving multiple buildings on a single building site. Approval of the rezoning request would remove the existing PUD-related development condition but would not authorize any particular development. Any future development would remain subject to the applicable UDC requirements and all other City codes and ordinances.

Planning Approval Modification

No site plan was submitted with the request. Instead, the most recently recorded subdivision plat depicting the two associated lots was provided. The plat identifies the lot configuration and boundaries, area information, abutting street rights-of-way, and the buildings that existed on each lot at the time of subdivision: the former YMCA building and several accessory buildings on Lot A, and the existing building on Lot B, proposed for use as a child day care facility. No other site improvements are depicted.

A detailed description of the request and supporting application materials are available through the link provided on Page 1 of this report. No modifications to the existing Planning Approval are proposed other than revising its boundaries to encompass only the proposed day care site, Lot B.

If approved, a revised Planning Approval Site Plan should be submitted depicting the Planning Approval as limited to Lot B and including the following note: "Lot A is hereby removed from the Planning Approval."

The Final Planning Approval Site Plan should also be revised to include the following:

- Removal of the former YMCA building and any associated structures.
- The area of each lot, identified in both square feet and acres. This information may be provided in a table on the plan.
- The required 25-foot front yard setback along each street frontage.
- The size of the existing day care building, identified in square feet.
- A table identifying the required and existing parking spaces for the proposed day care, along with clear depictions of all parking spaces, curbing, and wheel stops, as applicable.
- The location of any existing dumpster or dumpster enclosure on the proposed day care site. If waste collection is provided through curbside service, a note stating as much should be included on the site plan.
- The updated case number, MOD-003953-2026.

It is unclear whether the proposed day care site was previously subject to landscaping or tree-planting requirements through prior approvals or permits. However, the development appears to predate the current zoning regulations, and no recent expansion of the building footprint appears to have occurred that would trigger compliance with current landscaping standards. If landscaping or tree-planting requirements were imposed through prior approvals or permits, a note should be added to the Final Planning Approval Site Plan stating that the site will continue to maintain compliance with those requirements.

A note should also be added to the revised site plan stating that any future development, redevelopment, or site modifications may require an amendment to the Planning Approval, subject to review and approval by the Planning Commission and City Council.

A revised Modified Planning Approval Site Plan, in both hard-copy and PDF formats, must be submitted to and approved by the Planning and Zoning Department prior to recording the plan in Probate Court, in accordance with Section 64-5-8.B.2(f) of the Unified Development Code (UDC).

Planned Unit Development Termination

The applicant seeks to terminate a previously approved Planned Unit Development (PUD). Under the former Zoning Ordinance, PUDs expired one (1) year after approval if no associated development permits had been obtained. Article 5, Section 64-5-8.A.2. of the Unified Development Code (UDC) subsequently extended the expiration period for all unexpired PUDs approved prior to March 1, 2023, to two (2) years if no associated

development permits had been obtained. For PUDs where development had commenced or been completed prior to March 1, 2023, subsequent modifications remain subject to review by the Planning and Zoning Department, with Major Modifications requiring approval by the Planning Commission and City Council.

The applicant's narrative, available through the link provided on Page 1 of this report, indicates that because the UDC no longer requires PUD approval for the existing and proposed development arrangements on the site, the existing PUD should be terminated, eliminating the associated modification review requirements.

The original PUD was established to allow multiple buildings on a single building site and shared access and parking arrangements between multiple building sites. Under the current UDC, multiple buildings may be located on a single site without special approval, provided they comply with the applicable dimensional requirements of Article 2 for the underlying zoning district, including minimum lot area, maximum lot coverage, maximum building height, and minimum front, side, and rear setbacks. Such development must also comply with all applicable Article 3 development standards, including building design, tree and landscaping requirements, buffer requirements where applicable, off-street parking and loading, parking lot lighting (including photometric plans), and bicycle parking requirements.

Cross-access between sites is permitted and encouraged under the UDC and may be established through easements or other appropriate legal instruments without requiring separate PUD approval. Shared parking arrangements between sites may also be established administratively through the Shared Parking Plan procedure of the UDC, provided all applicable requirements are satisfied. However, no shared parking is proposed between the two lots at this time; therefore, a Shared Parking Plan is not currently required.

As with the Major Planning Approval Modification request, no site plan was submitted with this request. Instead, the most recently recorded subdivision plat depicting the two associated lots was provided. However, given that the request is solely to terminate the existing PUD, rather than authorize or modify a particular development, a site plan may be unnecessary for evaluating the request, particularly if termination is approved.

The original PUD approval, which primarily concerned the previous YMCA facility and the addition of day care services, included the following three (3) conditions:

1. That the parking area be buffered as required by Section VI of the Zoning Ordinance;
2. That the approval was for the day care building only, and that, prior to future construction, a master plan for development of the site be submitted to and approved by the Planning Commission; and
3. Full compliance with all codes and ordinances, particularly the landscaping and tree requirements of the Zoning Ordinance.

If the PUD is terminated, Lot B will continue to contain a single building, which, as previously mentioned, is proposed for use as a child day care center. Vehicular circulation and pedestrian access are not proposed to change at this time.

Lot A is currently vacant and is being prepared for redevelopment with the aforementioned religious facility. The proposed development will be subject to all applicable current codes and ordinances, including residential protection buffer requirements, tree-planting and landscaping requirements, and other applicable development standards.

The original PUD did not waive any development requirements of the former Zoning Ordinance; rather, it provided for multiple buildings on a single building site and shared access and parking arrangements between building sites. The conditions attached to the original PUD largely address development standards that are now

independently established under the UDC, including buffering, landscaping, tree planting, and general compliance with applicable regulations. The requirement to submit a master plan for future development, however, was specific to the original PUD approval. Termination of the PUD would eliminate this additional approval requirement, while future development and site modifications would remain subject to all applicable UDC requirements and review procedures.

If termination is approved, the ordinance adopted by the City Council must be recorded in the Office of the Judge of Probate within 90 days, in accordance with Section 64-5-8.1.J.1.(a) of the UDC, or the approval shall be rendered null and void.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are 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:
    - The current development trends, if any, in the vicinity of the subject property;
    - Surrounding land uses;
    - Would adversely impact neighboring properties; or
    - 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 conditions could apply:

1. Comply with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
2. Fully comply with all municipal codes and ordinances.

PLANNING APPROVAL MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planned Unit Development / Planning Approval Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. 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:

    a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
    b. Includes adequate public facilities and utilities;

5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. 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.

Considerations:

If the Planning Commission considers a recommendation of approval of the Modified Planning Approval, the following conditions should apply:

1. Place a note on the Planning Approval site plan stating: "Lot A is hereby removed from the Planning Approval";
2. Remove the former YMCA building and any associated structures on Lot A from the Planning Approval site plan;
3. Retain the lot size labels in both square feet and acres;
4. Retain the 25-foot front yard setback along each street frontage on the Planning Approval site plan;
5. Retain the building's square footage on Lot B on the Planning Approval site plan;
6. Provide a table on the Planning Approval site plan identifying the required and existing parking spaces for the proposed day care on Lot B, along with a clear depiction of all parking spaces, curbing, and wheel stops, as applicable;

7. Depict any existing dumpster or dumpster enclosure on Lot B on the Planning Approval site plan, or provide a note stating: “Waste collection is provided through curbside service”;
8. Retain the right-of-way widths along all streets on the Planning Approval site plan;
9. Provide a note on the Planning Approval site plan stating: “The site will continue to maintain compliance with the applicable tree planting and landscaping standards”;
10. Provide a note on the Planning Approval site plan stating: “Future development, redevelopment, or site modifications may require an amendment to the Planning Approval, subject to review and approval by the Planning Commission and City Council”;
11. Comply with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report;
12. Submit the revised Modified Planning Approval site plan to Planning and Zoning for review and approval prior to recording in Probate Court, and provide copies of the recorded site plan (hard copy and PDF) to Planning and Zoning; and,
13. Ensure full compliance with all municipal codes and ordinances.

PLANNED UNIT DEVELOPMENT TERMINATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.1-F states the following concerning Planned Unit Development Terminations:

Approval Criteria. The Planning Commission shall not recommend a termination of a Previously approved Planned Unit Development for approval, and the City Council shall not approve the termination, unless the proposed termination:

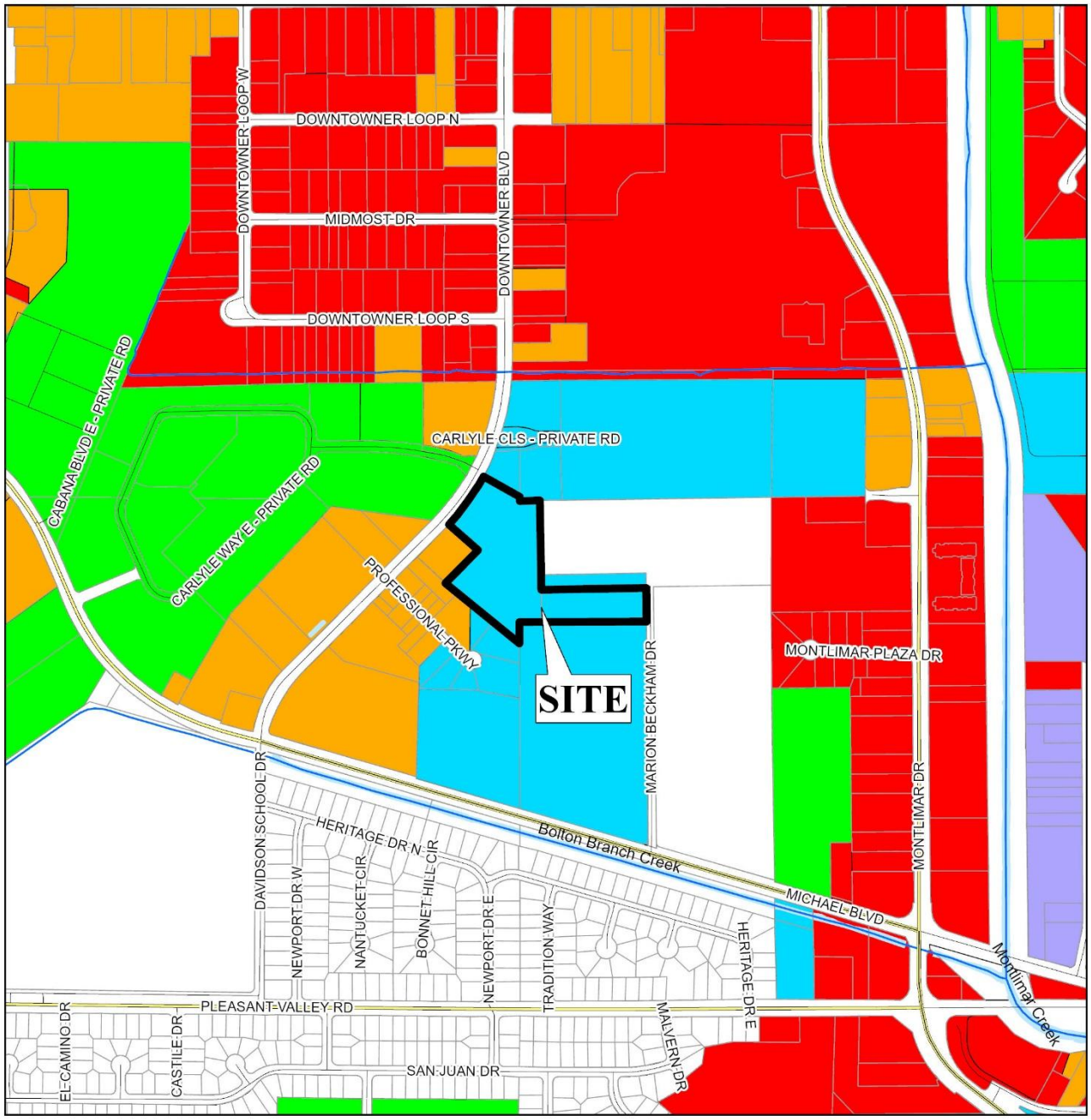
1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.

Considerations:

If the Planning Commission considers approval of the request, the following condition should apply:

1. Record the ordinance adopted by the City Council terminating the Planned Unit Development in the Office of the Judge of Probate within 90 days, in accordance with Section 64-5-8.1.J.1.(a) of the UDC. Failure to record the ordinance within this timeframe shall render the approval null and void.

LOCATOR ZONING MAP



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APPLICANT 818 Development Group, LLC & City Hope Church

REQUEST Rezoning from B-1 to B-1, PUD Modification

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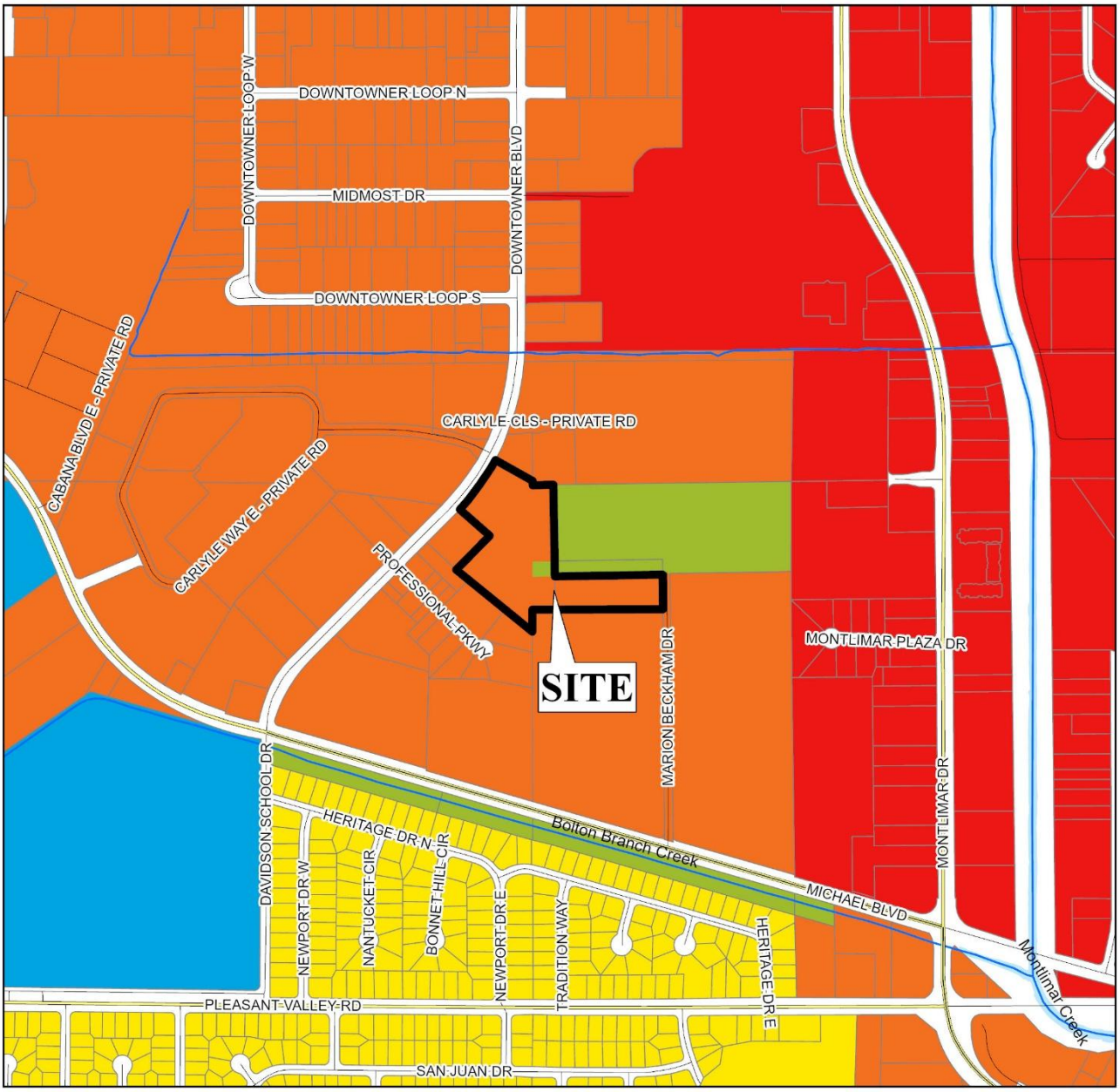
FLUM LOCATOR MAP



APPLICATION NUMBER 19 DATE November 19, 2026

APPLICANT 818 Development Group, LLC & City Hope Church

REQUEST Rezoning from B-1 to B-1, PUD Modification

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

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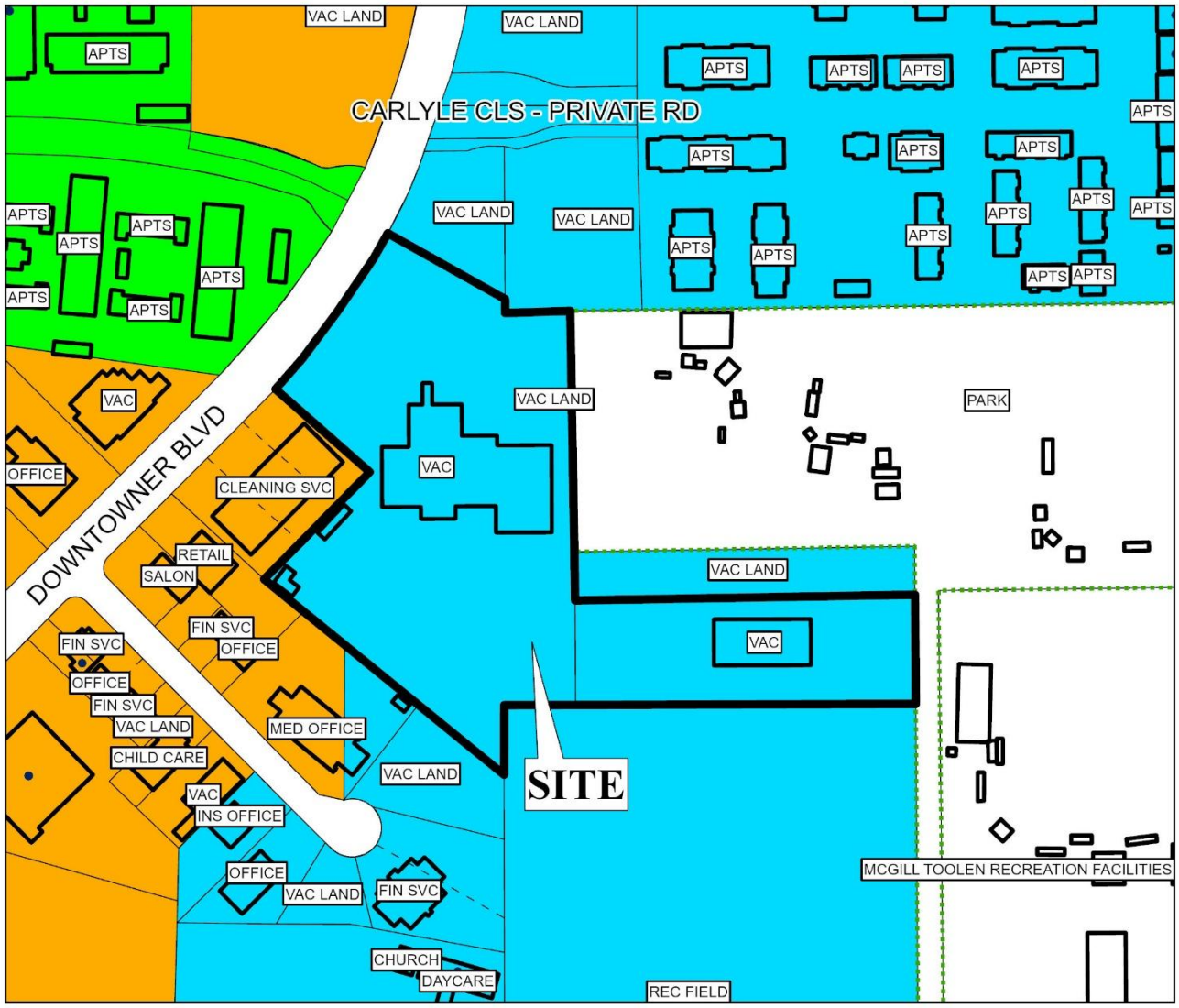
PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 19 DATE November 19, 2026

APPLICANT 818 Development Group, LLC & City Hope Church

REQUEST Rezoning from B-1 to B-1, PUD Modification

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	

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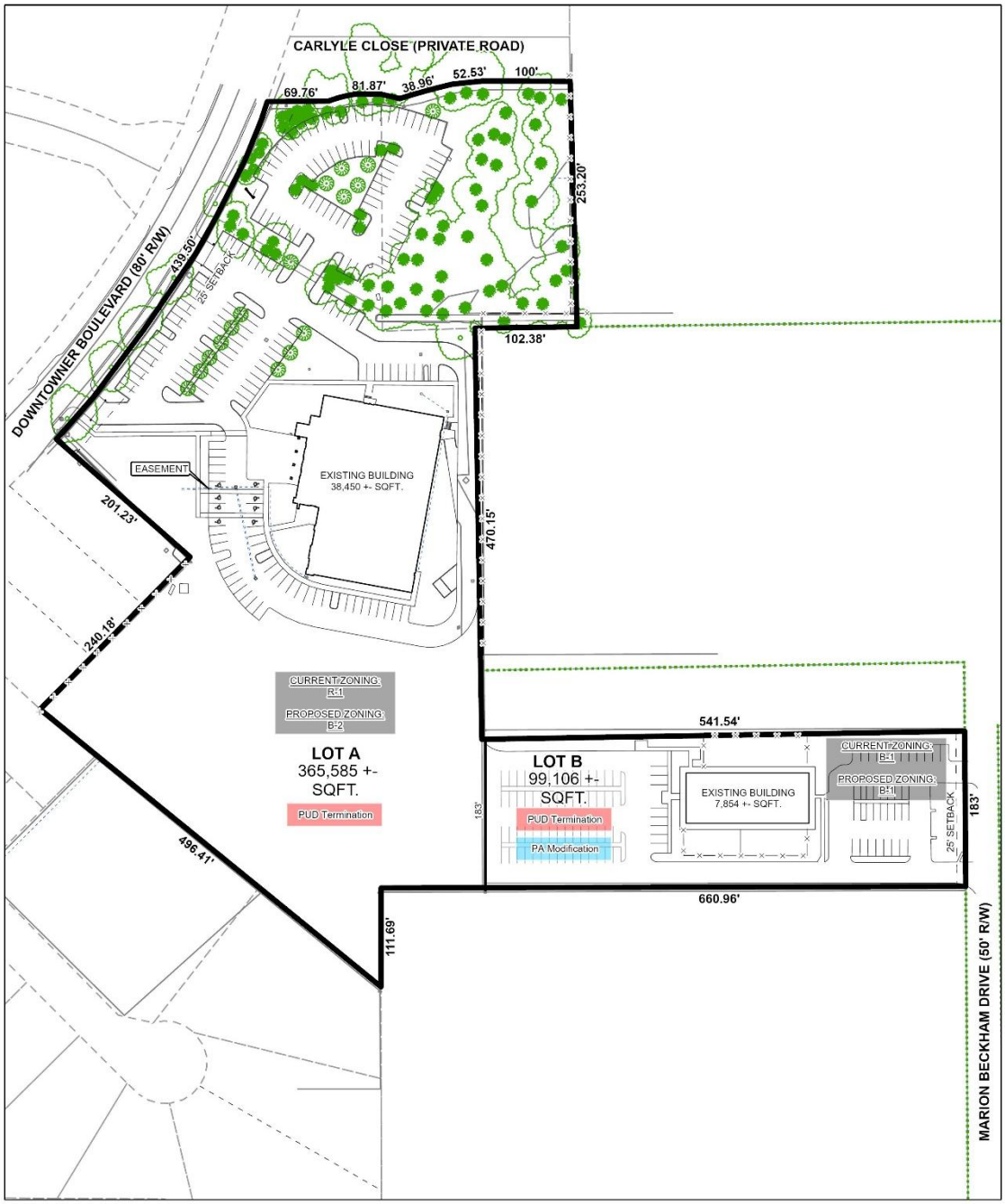
NTS

SITE PLAN



The site plan illustrates proposed rezoning, existing buildings, and landscape features, as well as the proposed area of PUD termination and PA modification.

APPLICATION NUMBER	19	DATE	November 19, 2026
APPLICANT	818 Development Group, LLC & City Hope Church		
REQUEST	Rezoning from B-1 to B-1, PA Modification, PUD Termination		

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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

■ Zoning district is appropriate to implement the future land use category.

U S 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 - AC (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. DDD (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)	■					○								■	■	■		○												

MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses. This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Development Intent

- New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

Land use mix

Primary Uses

- Commercial
- Office

Secondary Uses

- Residential, Multifamily
- Residential, Attached
- Civic
- Parks

Housing mix

- Multifamily buildings
- Attached residential such as duplexes, multiplexes, and townhomes

Character Example



INSTITUTIONAL LAND USE (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities. Semi-public uses such as schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included.

Development Features

- The specific location and design of these complementary uses is subject to zoning. In some cases, depending on ownership, these areas may not be subject to City zoning.
- Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor.

Character Example







PARKS AND OPEN SPACE (POS)

This designation applies to land maintained in a natural, semi-natural state, or developed with facilities and set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. This designation includes existing parks, squares, playgrounds, playfields, gardens, greens, cemeteries, greenways and blueways, and other recreational areas and facilities that are accessible to the public. These areas are generally owned by a public entity but may include some privately owned areas that have been designated as open space. This designation is not intended to identify public land acquisition or to prohibit the development potential of individual privately-owned properties.

Character Example



