

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that at **2:00 p.m. on Wednesday, February 15, 2023**, the City of Mobile Planning Commission will hold a public hearing and take public comment on whether the Commission should recommend to the Mobile City Council certain amendments to the Downtown Development District Code (“DDD Code”), Appendix A to the Unified Development Code. The proposed amendments concern properties located at 401 North Water Street and 270 Beauregard Street which front on Beauregard Street between Saint Joseph Street, North Water Street and North Lawrence Street. A map showing the properties is published with this Notice.

The public hearing will be conducted in the Auditorium of Government Plaza, located at 205 Government Street, Mobile, Alabama.

The proposed amendments to the DDD Code will modify the Regulating Plan map and amend certain development standards for the properties.

The amendment of the Regulating Plan map will rezone the properties from T-4 and SD-Special District to SD-WH and modify the Regulating Plan map as shown on the map published herewith.

The amendment of development standards will amend Section 10.B.7.(b) of the DDD Code, Appendix A to the Unified Development Code. The current standards read as follows:

All building Facades along public frontages shall have a minimum of twenty (20) percent transparency measured on each floor. Higher percentages are required for some frontage types as stipulated in Appendix A Section 10 C below.

The proposed amendment will change the standards to read as follows:

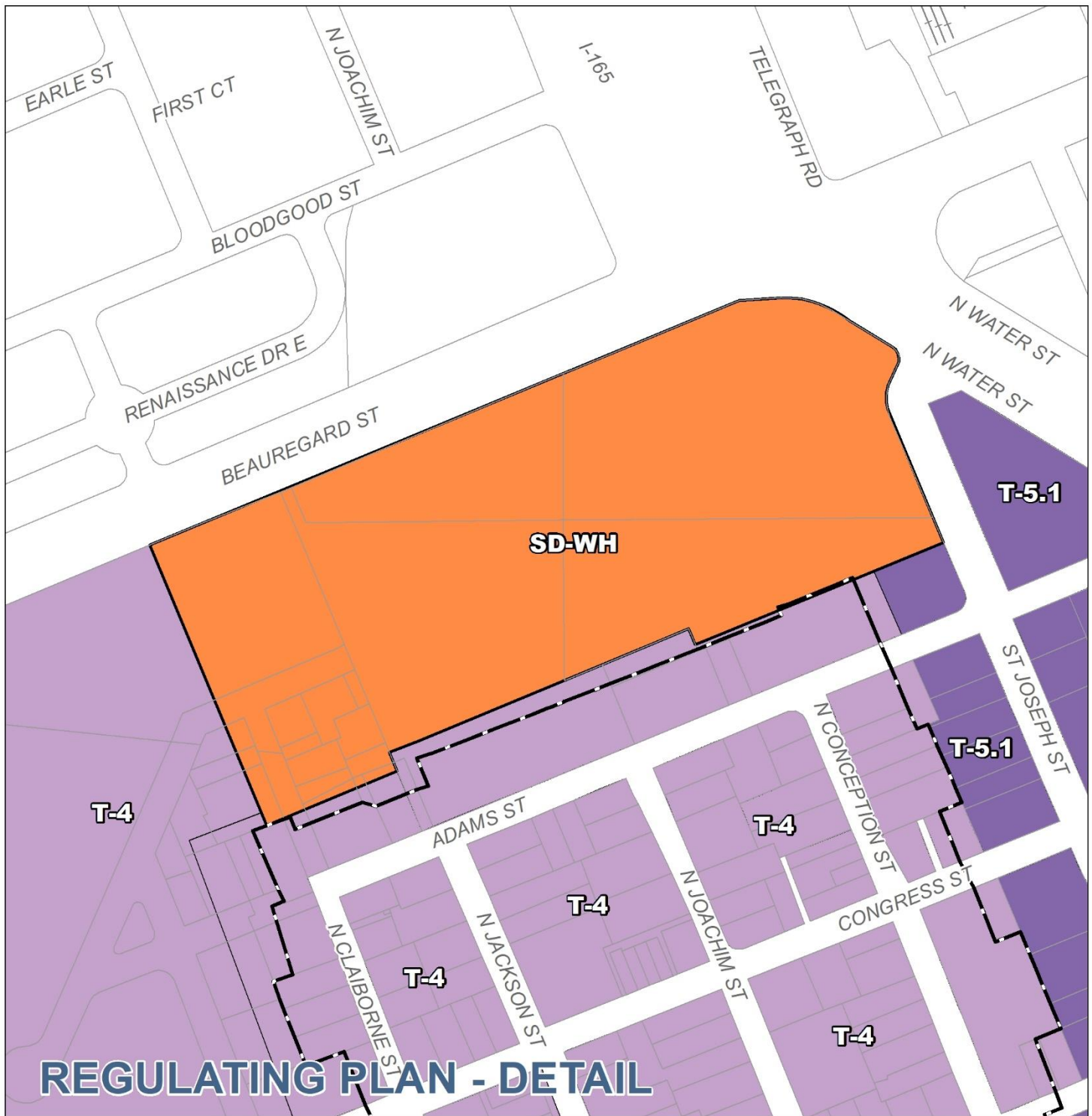
Except for buildings located in a SD-WH district fronting Beauregard Street between Saint Joseph Street, North Water Street and North Lawrence Street all building Facades along public frontages shall have a minimum of twenty (20) percent transparency measured on each floor. Higher percentages are required for some frontage types as stipulated in Appendix A Section 10 C below.











A copy of the proposed text amendments and maps are available for public inspection in the Third Floor Lobby of Mobile Government Plaza, South Tower, 205 Government Street, Mobile, Alabama 36602, and can be viewed on the Planning Commission website at https://www.buildmobile.org/urban_pc/reports/PR-Notice-of-Public-Hearing-and-Map.pdf.

Written comments may be submitted. Those desiring to submit written comments may email them to planning@cityofmobile.org, or may mail them to City of Mobile Planning Department, P.O. Box 1827, Mobile, Alabama 36633, or may deliver them to

the City of Mobile Planning Department, Mobile Government Plaza, South Tower, Third Floor, 205 Government Street, Mobile, Alabama 36602.

Written comments must be received by noon on Friday, **February 10, 2023**.



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|  T-3 Zone |  SD-WH |  Historic District Boundary |
|  T-4 Zone |  SD | |
|  T-5.1 Zone |  MUNICIPAL | |
|  T-5.2 Zone |  OPEN | |
|  T-6 Zone | | |