



Proposed Amendment Article 13, Spring Hill Overlay - Holdover

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Holdover Overview

At the conclusion of the January meeting, the Planning Commission voiced serious concerns regarding the lack of minimum size requirements to create a new, free-standing Planned Development district and heldover the amendment for further evaluation. In response to these concerns staff has evaluated the regulated areas of the Spring Hill Overlay and would suggest that a four (4) acre minimum would allow for development and redevelopment within the regulated areas of Spring Hill, while still providing minimum size standards in line with other commercial zoning districts

Holdover Considerations

In response to the concerns voiced by the Planning Commission at the January 2024 meeting, and City Council Resolution 09-1296 adopted December 12, 2023, the Commission could consider the following amendment to the Spring Hill Overlay, Section 64-13-2. A. to add sub-item 6 as illustrated in *red* below

Section 64-13-2 Administration

A. Applicability

1. This Article applies to the Spring Hill Overlay, the boundaries of which are depicted on the official Zoning Map.
2. The regulations and criteria setforth in this section are applicable to the geographic areas within the Spring Hill Overlay boundary with respect to specific Site and land development requirements.
3. Properties being developed or redeveloped within the Spring Hill Overlay shall comply with all applicable regulations of this Article.

4. Except where explicitly provided to the contrary, whenever the requirements of these overlay regulations are in conflict with the other requirements of Chapter 64, the requirement within this Article shall supersede.
5. However, the underlying requirements remain applicable where this overlay remains silent.
6. *Within any sub-district, the minimum contiguous land area required for Planned Developments shall be four (4) acres.*

Overview

The Unified Development Code (UDC) was adopted by the Mobile City Council July 12, 2022, and went into effect on March 1, 2023. With the adoption of the UDC, a new zoning district, Planned Development (PD), was created. The PD zoning district was created for projects to “use alternative ways to implement the policies of Map for Mobile” that cannot otherwise feasibly comply with the standards of the other zoning districts. In establishing PD criteria, minimum acreage requirements, five (5) acres for areas east of I-65 and north of I-10, and ten (10) acres for areas west of I-65 or south of I-10, were established.

The Spring Hill Overlay has regulatory sub-districts with mandatory development standards to encourage pedestrian-friendly, walkable districts. Due to the location of the Spring Hill Overlay (west of I-65), the minimum acreage for the creation of PD district is ten (10) acres. However, due to the limited acreage of sites located within these sub-districts, the ability to propose a compliant (10 acre minimum) PD is severely limited.

The Village of Spring Hill submitted a letter to the City citing concerns regarding the minimum acreage requirement for a PD as it “*completely defeats the Village of Spring Hill Master Plan and the path forward for future development and growth desired by the residents of Spring Hill.*” In response to this letter, on December 12, 2023, the City Council adopted Resolution 09-1296 to “*Hereby request that the Planning Commission consider a text amendment to Article 13, Spring Hill Overlay, of the Unified Development Code to provide that Planned Developments within the area encompassed by the Spring Hill Overlay are exempt from the minimum contiguous land area requirement of 10 acres.*”

Considerations

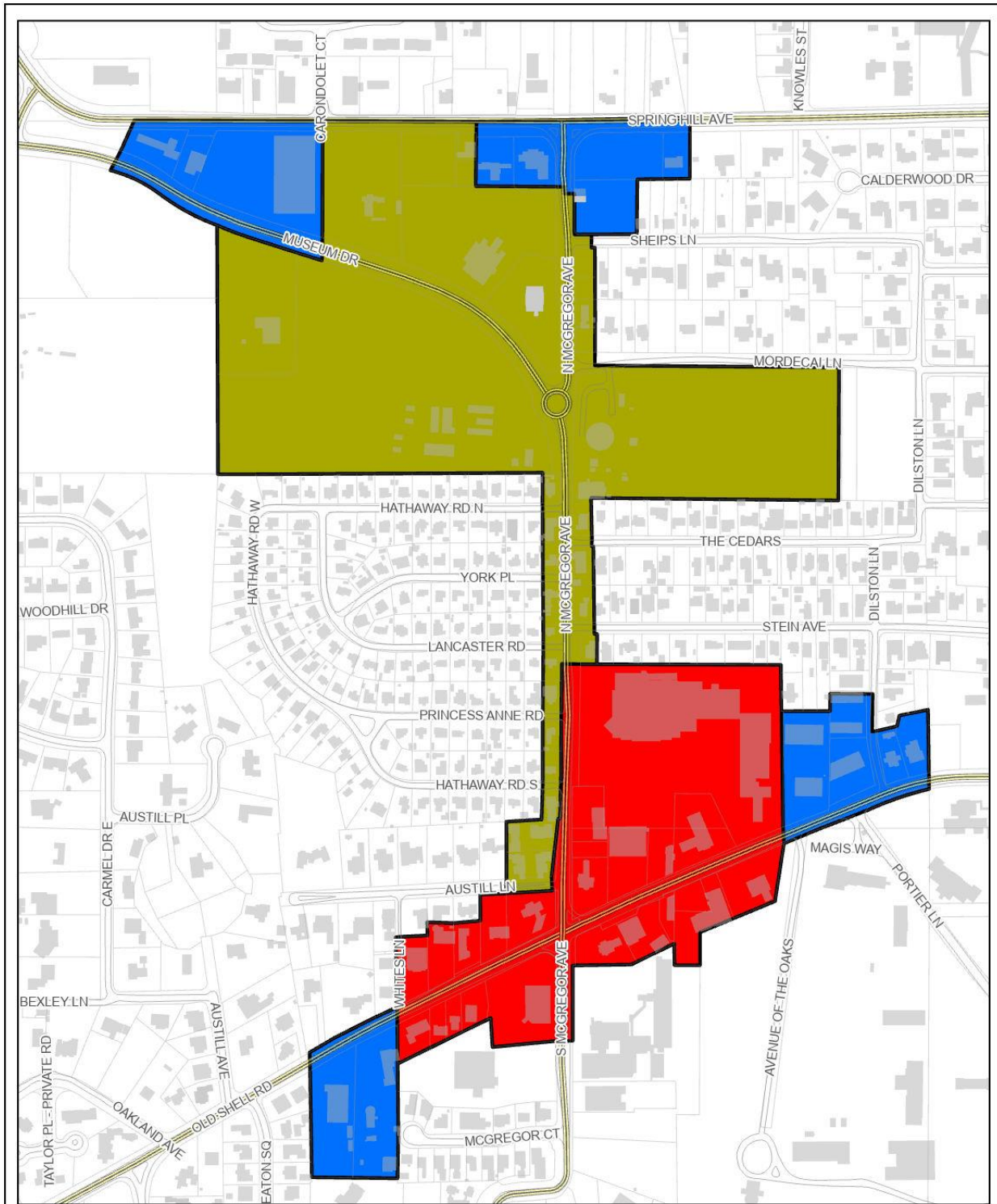
In response to the City Council Resolution the following amendment has been duly advertised to amend the Spring Hill Overlay, Section 64-13-2. A. to add sub-item 6 as illustrated in *red* below.

Section 64-13-2 Administration

B. Applicability

7. This Article applies to the Spring Hill Overlay, the boundaries of which are depicted on the official Zoning Map.
8. The regulations and criteria set forth in this section are applicable to the geographic areas within the Spring Hill Overlay boundary with respect to specific Site and land development requirements.
9. Properties being developed or redeveloped within the Spring Hill Overlay shall comply with all applicable regulations of this Article.
10. Except where explicitly provided to the contrary, whenever the requirements of these overlay regulations are in conflict with the other requirements of Chapter 64, the requirement within this Article shall supersede.
11. However, the underlying requirements remain applicable where this overlay remains silent.
12. *Within any sub-district, the minimum contiguous land area required for Planned Developments shall not apply.*

After holding the required public hearing on January 18, 2024, the Planning Commission should evaluate all factors in making a recommendation to the City Council concerning the proposed amendment.



**SPRING HILL
OVERLAY**

- NEIGHBORHOOD CENTER
- NEIGHBORHOOD GENERAL
- VILLAGE CENTER





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OVERLAY**

- NEIGHBORHOOD CENTER
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