

APPROVED AS TO FORM

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Office of the City Attorney

Prepared By: JPW III
Requested: Projects Comte
Presentation on: 11-05-2013
Suspension of Rules: No

RESOLUTION AS AMENDED

RESOLUTION ACCEPTING THE STUDENT RENTAL
HOUSING TASK FORCE PRELIMINARY RECOMMENDATIONS
OF OCTOBER 16, 2013 FOR IMPLEMENTATION
(A13-0959)

WHEREAS, the Mayor on June 26, 2013 by Executive Order No. 2013-001 created the Student Rental Housing Task Force; and

WHEREAS, the Student Rental Housing Task Force on October 16, 2013 made its preliminary recommendations to the Mayor and Council; as follows:

1. Until such time as the Tuscaloosa Comprehensive Plan is updated, neither the Planning Commission nor the City Council should approve any request to rezone property for any Multi-Family Housing development containing over 200 bedrooms in areas located outside of the area designated as the Box. The Box is defined specifically to include the areas bounded by Queen City Avenue on the west; 15th Street on the south; McFarland Boulevard on the east; and the Black Warrior River on the north.

2. The Planning Commission should immediately proceed to update the Tuscaloosa Comprehensive Plan and the City Council should take steps to appropriate the funds and other resources necessary to do so. Furthermore, such revisions should be coordinated with the University of Alabama Master Plan and mandates should be established requiring the City's Comprehensive Plan be updated every 5 years in conjunction with University Master Plan updates. Funding sources for said incremental updates should be accounted for in future City budgets.

3. The opinion of the Task Force is that new multi-family housing projects continue to have a significant impact upon city infrastructure and therefore, recommends that the City Council study the potential use of impact fees to offset those related costs of upgrades, ongoing maintenance, and improvements to our infrastructure systems.

4. Eliminate the provision in the landscape ordinance that provides a reduction in parking for residential multi-family housing projects. However, the provision should remain for other types of development.

5. Delete Section 24-43(a)(5) of the Zoning Ordinance of Tuscaloosa, which is the code provision that allows up to four (4) unrelated persons to reside in a dwelling unit located within an MX-5 district.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TUSCALOOSA that the Council has received and accepted the preliminary recommendations of the Student Rental Housing Task Force of October 16, 2013 and recommends implementation of these recommendations and requests the Mayor and appropriate department heads to being implementation of the recommendations, except that item number 1 is amended to apply to the entire City without restriction to the "box."

FUNDING REQUIRED: Yes No

By: _____

Finance Director

COUNCIL ACTION

Resolution _____
Ordinance _____
Introduced _____
Passed _____
2nd Reading _____
Unanimous _____
Failed _____
Tabled _____
Amended _____
Comments: _____

(TUG/P-4)
Adopted 11.5.13
Debbie K. Clements
Asst. City Clerk