

APPROVED AS TO FORM


Office of the City Attorney

Prepared By: _____
Requested: Cmn Calderone
Presentation on: 1-8-19
Suspension of Rules: YES

ORDINANCE No. 8758

**DECLARING TEMPORARY MORATORIUM ON BUILDING PERMITS AND
LAND DEVELOPMENT PERMITS FOR MULTI-FAMILY MEGA COMPLEX
DEVELOPMENTS
(A18-1633)**

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

WHEREAS, the Student Rental Housing Task Force created and published its final report and recommendations dated November 19, 2013; and

WHEREAS, the Tuscaloosa Planning and Zoning Commission by Resolution at its November 18, 2013 meeting received and accepted the final report on recommendations of the Student Rental Task Force dated November 19, 2013 and recommended implementation of the recommendations to the Tuscaloosa City Council; and

WHEREAS, the City Council reviewed, amended and unanimously adopted the an amended version of the recommendations of the Task Force and Planning and Zoning Commission; and

WHEREAS, in 2017 the Council unanimously adopted water and sewer service fees established to create a fee structure whereby new developments were made to bear a substantial portion of the costs to the city for necessary improvements to governmental infrastructure and services based upon the demands created by the new developments; and

WHEREAS, there is growing concern over the City's capacity to support large-scale housing in the form of mega complexes which has been defined by the Student Rental Housing Task Force as multifamily housing developments of 200 bedrooms or more; and

WHEREAS, the City is undergoing a City-wide comprehensive plan which includes updating the land use plan, and the zoning and land development codes, holding community input meetings and evaluating housing data; and

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WHEREAS, the City desires to gain a comprehensive understanding of water and sewer infrastructure needs City-wide with a specific focus on areas of high residential and business density; and

WHEREAS, the City has received its first series of service fee payments and will be reviewing the effectiveness of such service fees and their potential investment; and

WHEREAS, the Tuscaloosa City Council now desires to implement a temporary moratorium on building permits and land development permits for multifamily housing developments of 200 bedrooms or more so that it can strategically evaluate the capacity for such developments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF TUSCALOOSA that in order to protect the public health, safety, and welfare, it is in the best interest of the City to declare a temporary moratorium on the issuance of building permits and/or land development permits for multi-family housing mega developments consisting of 200 or more bedrooms in order for the City to conduct and finish a review of its code, housing data, service fees and multi-family definitions.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF TUSCALOOSA that this moratorium shall be effective upon passage and publication and shall expire no less than ninety (90) days from the effective date unless extended by the Council. Provided however, that if a land development permit has been issued prior to January 30, 2019; or a building permit has been issued prior to January 30, 2019; or a Planned Unit Development has been approved granting the bonus height provisions of RMF-2U prior to January 30, 2019 or has received a recommendation from the Tuscaloosa City Zoning and Planning Commission and is pending approval by the City Council on January 30, 2019 and approved at a later date; or for property being considered for rezoning to RMF-2U and set for public hearing prior to January 30, 2019 for a later date then construction may be completed as permitted or approved (but not altered or expanded).

FUNDING REQUIRED: Yes No

By: _____
Chief Financial Officer

COUNCIL ACTION

Resolution _____
Ordinance _____
Introduced intro: (P/M-y)
Passed _____ C-absent
2nd Reading unan: (M/P-y) A-out
Unanimous _____
Failed Adopted 1.8.19
Tabled _____
Amended _____
Comments: City Clerk

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