

RESOLUTION

RESOLUTION ACCEPTING THE STUDENT RENTAL
HOUSING TASK FORCE FINAL RECOMMENDATIONS
OF NOVEMBER 19, 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 November 19, 2013 made its final recommendations to the Mayor and Council which included all of the preliminary recommendations previously adopted by the Council on November 5, 2013 and the additional recommendations, with the paragraphs numbered to correspond with the Student Rental Housing Task Force Final Report; as follows:

2. The Planning Commission and the City Council should not approve the rezoning of any property located in a municipal historic district or historic district buffer to any zoning district that allows attached or multifamily dwellings unless said property was already located in a zoning district that allows attached or multifamily dwellings.
7. Eliminate the Apartment building type from the MX zoning districts' list of permitted building types.
8. The Task Force recognizes that if there is capacity for four and five bedroom units, that capacity will have the greatest potential for long-term success within the area designated as the University Area Neighborhood. The Planning Commission and City Council should consider rezoning property within this area to mixed-residential (RM and RA) and mixed-use (MX) zoning districts with a "University" designation. Such rezoning would replace all of the current requirements that must be met in order to certify a property for occupancy by four or five unrelated persons, while at the same time producing a better, more predictable built environment.
9. Remove the R-4S zoning district from the zoning ordinance and rezone all properties currently zoned R-4S to R-4. The sole purpose of this district is to allow the construction of large-scale student housing projects consisting of 4-5 bedroom units in areas outside of "the Box."

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TUSCALOOSA that the Council has received and accepted the final recommendations of the Student Rental Housing Task Force of November 19, 2013 and recommends implementation of those recommendations as previously set out in its resolution of November 5, 2013, and with the additional recommendations in the Student Rental Housing Task Force Final Report of November 19, 2013 contained in Paragraphs 2, 7, 8 and 9.

FUNDING REQUIRED: Yes No

By: _____
 Finance Director

COUNCIL ACTION

Resolution _____
 Ordinance (C/P-y)
 Introduced _____
 Passed Adopted 12.3.13
 2nd Reading _____
 Unanimous Debby K. Clement
 Failed _____
 Tabled Asst. City Clerk
 Amended _____
 Comments: _____