

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Comprehensive Plan & City Code Update
Housing Subcommittee Meeting 5

September 26, 2019

Agenda

1. Moratorium Timeline
2. Bonus Height
3. Items to Discuss
4. Next Steps



Moratorium Timeline

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Moratorium Timeline

November 2018: Mayor expresses infrastructure concerns to PZC

December 2018: Councilman Calderone asks for moratorium on bonus height

January 8, 2019: Moratorium passed by Council

Extended April 16, 2019

Extended June 18, 2019
(Expires December 10, 2019)

September 13, 2019: Mayor Memo to council on moratorium

Asked to extend moratorium to May 31, 2020

Asked to deny future rezoning requests for 200+ beds

Bonus Height

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Bonus Height Area



2007 Bonus Height Provision

Intended for **business** uses:

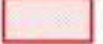

Hotel was permitted in a 2 acre PUD with retail and/or office use on the ground floor in the area bounded by University, Wallace Wade, Bryant Drive, and Red Drew.

Apartments were permitted only as special exception above a permitted commercial use.



Legend

Height Limits

	150 ft
	80 ft

February 2016 Bonus Height Provision Text Amendment

1. **Established height for U-triplex, quadplex, and apartment or multi-family dwelling.**
 - a) *Up to 4 stories, and not to exceed 60 feet*
2. **Established **bonus height provision** for RMF-2U.**
 - a) *Apartments or multifamily dwellings in area bounded by 6th Street, Wallace Wade Avenue, Bryant Drive, and Red Drew Avenue, may be up to 75' in height in conjunction with a PUD.*
 - b) *ONLY applies to development sites containing a minimum of 1 acre*

Developments in Bonus Height Area since 2016

Note:

The Hub, Uncommon, and HERE all use **subterranean** parking.

My House on 50, Westgate, and Times Square all use **at-grade** parking (decks included).



Items to Discuss

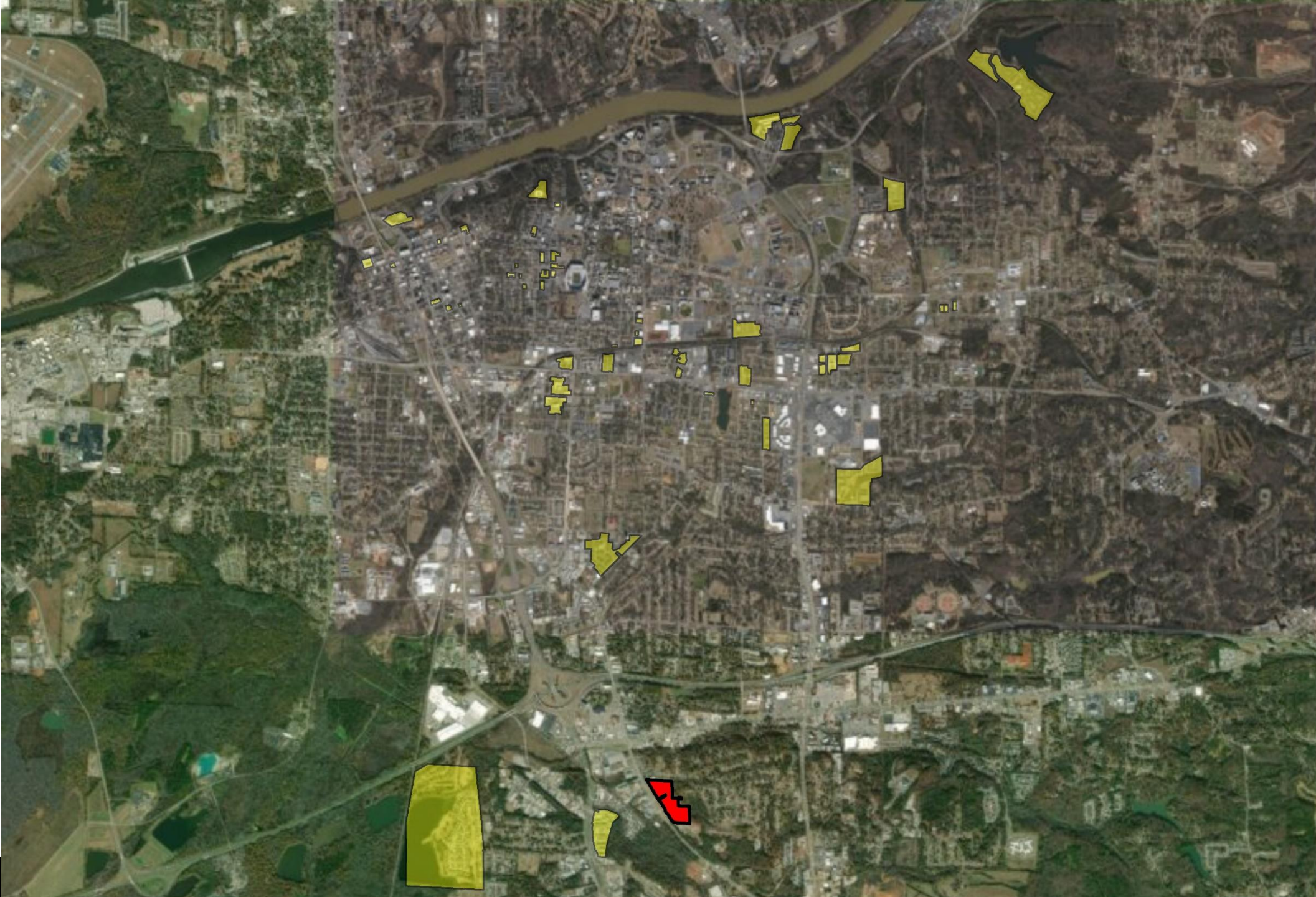
Conversion of Student-Oriented Developments

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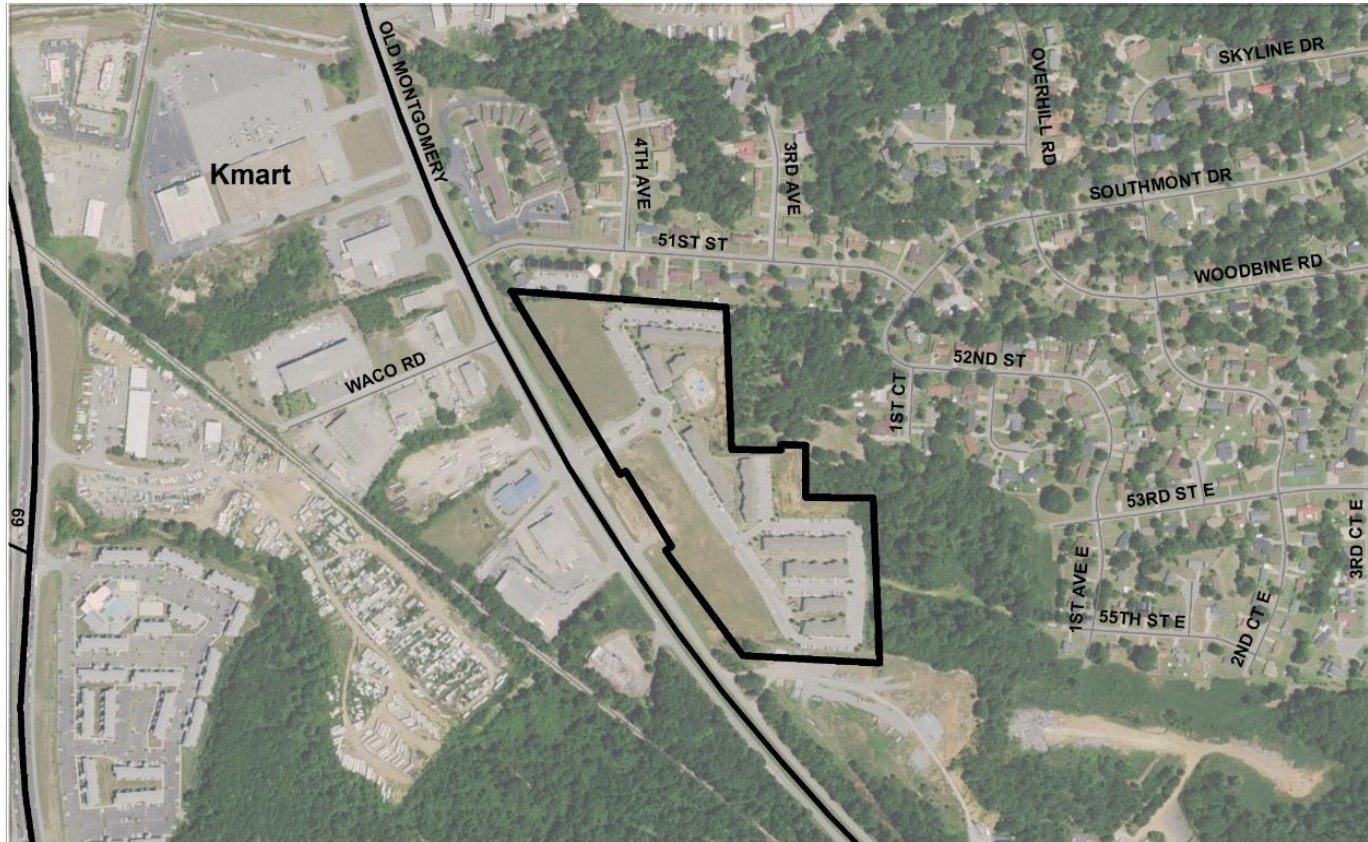
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47
multifamily
properties
built since
2006

One (Landmark)
converted from
student-oriented
to traditional



Landmark (previously: Boardwalk at Brittain Landing)



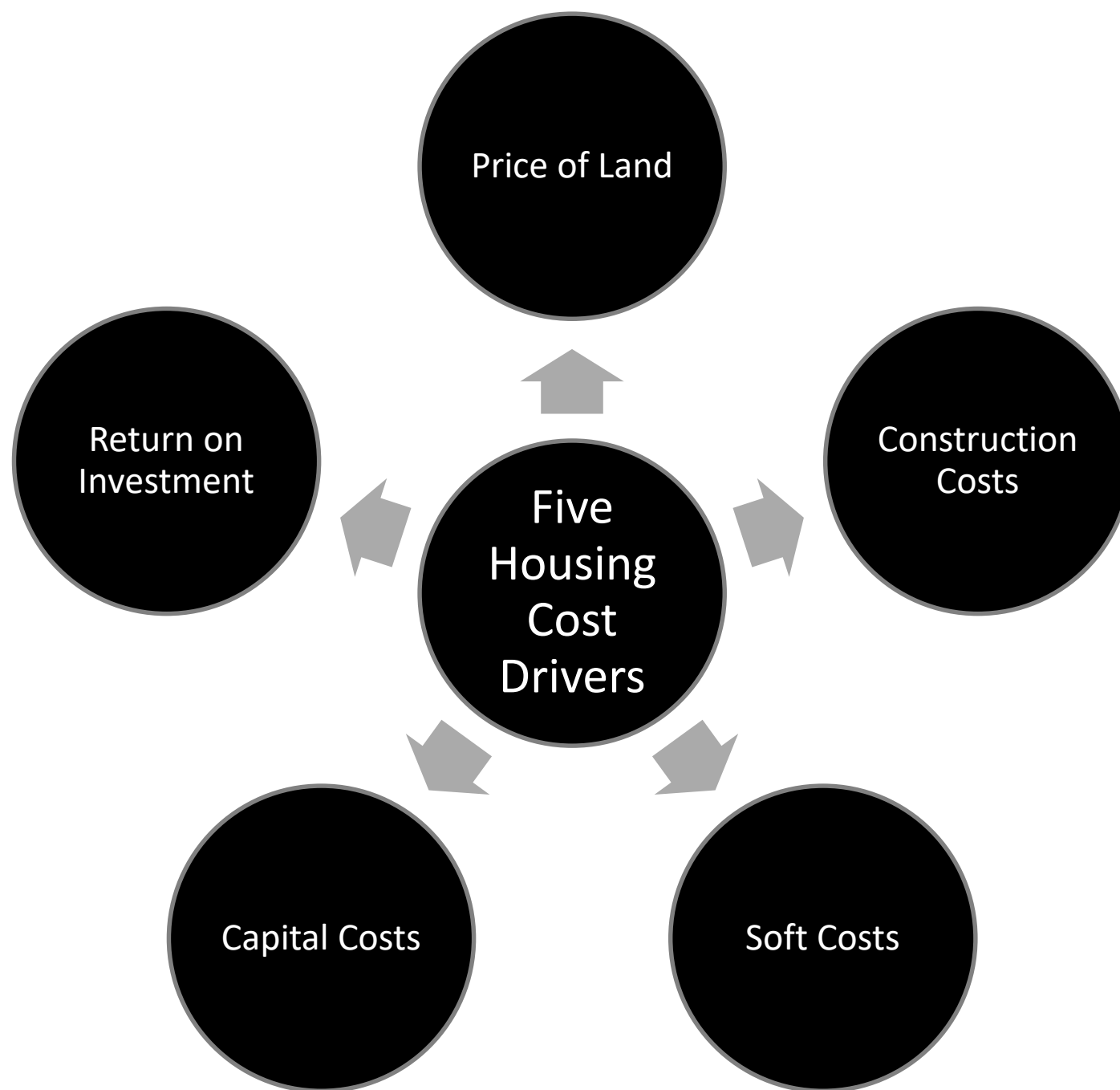
1. Existing student housing apartment – 150 units, all 4-bed units
2. Proposed to convert the 4-bed units into 1-, 2-, & 3-bed units and **decrease total beds from 600 to 426**
3. **Increased the number of units from 150 to 264**, which would exceed the 15 units per acre limit (22 units per acre)
4. Received variance from ZBA for unit per acre density increase

Items to Discuss

Regulations to encourage/discourage

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Current Tuscaloosa Zoning and Subdivision Regulations

1. In traditional residential zones, allows **only detached single-family homes** unless development is a Planned Unit Development
2. **Accessory dwelling units** (ADUs) **only permitted in mixed-residential zones** (e.g.: RD-1, RD-2, RA-1, RA-2, etc.)
3. Only **one main residentially-occupied structure** is allowed per lot in most residential zones
4. Minimum lot sizes and lot widths are **large** (especially for corner lots)
5. Large **setbacks**
6. **Modular**, or pre-manufactured homes, are not allowed
7. Ground coverage ratio is **low** (amount of lot that can be built)
8. **“Flag lots”** are not permitted (per Subdivision Regulations)

Items to Discuss

Other ideas

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Other Ideas

- Pre-Approved Building Plans
 - Macon, Georgia offers **pre-approved house plans** (for purchase through the local historic foundation)
 - Roanoke, Virginia has a **Residential Plans Library** through which pre-approved plans can be purchased
 - Portland, OR has several varieties of **pre-approved prototypes** (“house-plex” with 3-4 units)
- Public-private partnerships (P3s)



Plan Information:

- Dwelling Type: Two-Family Dwelling
- Dimensions: 24'9" Wide x 44'8" Deep
- Finished Floor Area: 2,298 Sq. Ft. with 1,149 Sq. Ft. per unit
- No. of Bedrooms: 2 per unit
- No. of Bathrooms: 1.5 per unit
- Appropriate for Downtown Neighborhoods

Note: From <http://www.historicmacon.org/neighborhood-revitalization>

Note: From <https://www.roanokeva.gov/1297/Residential-Plans-Library>

Next Steps

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Next Steps

1. Meetings

- a) Steering Committee Meeting 10: October 16*
- b) Framework Open House: November 6*
- c) Steering Committee Meeting 11: December 11*