

FRAME/WORK

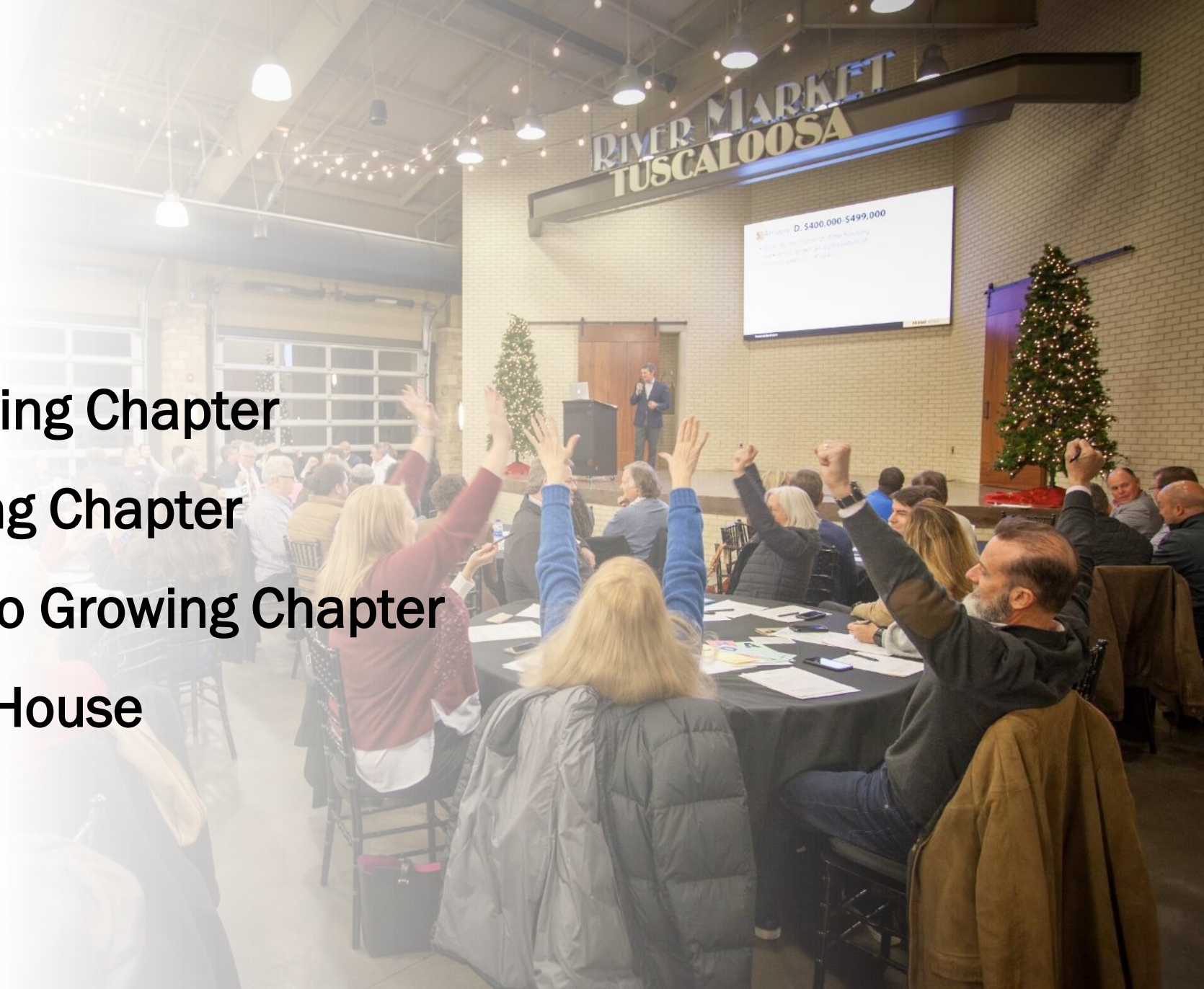
Creating a dynamic guide for Tuscaloosa

Comprehensive Plan & City Code Update
Steering Committee Meeting 10

October 16, 2019

Agenda

1. Process Update
2. Discuss Experiencing Chapter
3. Discuss Connecting Chapter
4. Discuss Updates to Growing Chapter
5. Prepare for Open House



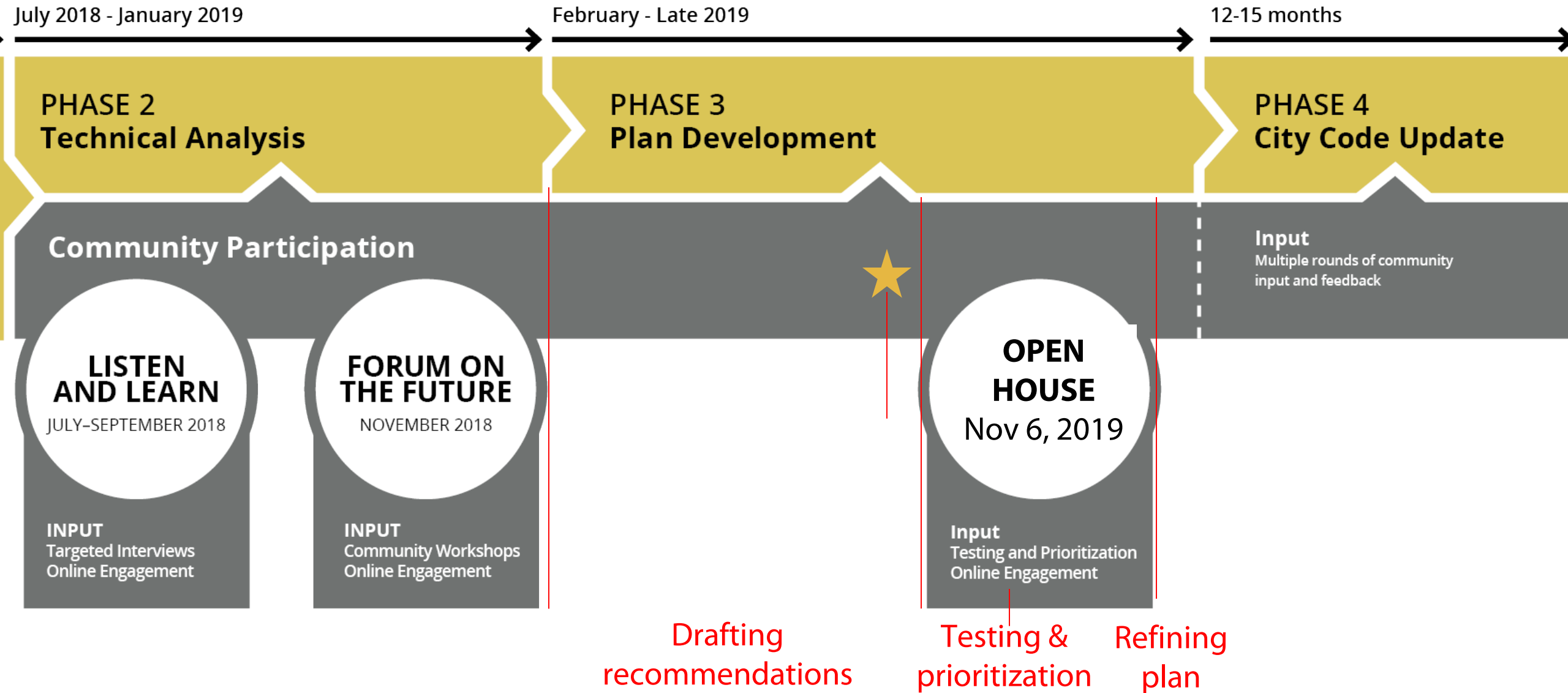


Process Update

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Schedule Overview and Milestones



Today

Affirm recommendations or identify potential changes before the Open House.

Consider:

- 1. Can we get public feedback on these recommendations?**
- 2. Are the recommendations clear?**
- 3. Are important ideas missing?**

Open House (Nov 6)

Get public feedback on the draft plan.

1. Share draft recommendations and policy maps
2. Obtain written comments of support and concern
3. Obtain input on priorities



Final Committee Meeting (Dec 11)

1. Share public feedback and recommend revisions
2. Identify priorities
3. Provide input on implementation chapter
4. Review adoption and implementation steps

Refine the plan,
define priorities,
prepare for
adoption.

Plan structure at a glance

1. **Introduction** (to be written before final SC)
2. **Growing** (10 objectives, 47 actions)
3. **Living** (5 Objectives, 17 actions; reviewed in August)
4. **Connecting** (5 Objectives, 15 actions; reviewed in August)
5. **Experiencing** (4 objectives, 12 actions)
6. **Competing** (4 objectives, 7 actions)
7. **Achieving** (Implementation strategy to be drafted before final SC)

Future Land Use Map

- A policy guide.
- Not a mandate for development or rezoning.
- Implemented through:
 - the zoning regulations.
 - various public and private investment decisions.
- Basis for potential future zoning updates.
- Multiple zoning districts could be appropriate to implement a Future Land Use Type



Future Land Use Map vs. Zoning

Plan (Future Land Use)

1. Describes intended future land use and development characteristics
2. Defines land uses and development characteristics generally (a policy guide)
3. Applies within the city's planning jurisdiction (beyond current city limits)
4. Future Land Use map is not parcel specific
5. Not legally binding, but zoning changes should be "in accordance with" plan

Zoning Ordinance

1. Defines land uses and development characteristics allowed on a piece of land today
2. More specific than the plan
3. Applies within current city limits
4. Zoning map is parcel specific
5. Legal document: departure from zoning in place requires either a rezoning or a variance

Future Land Use Categories vs Zoning

Example:

Future Land Use Category

Zoning District

- | | |
|----------------------------------|---------------------------------------------------------------------------------------------------------------|
| • Traditional Neighborhood, Core | • Residence Districts (R1, R2, R3), Moderate Density Residence Districts (R-4), Residential Attached (RA-1/2) |
| • Suburban Residential | • Residence Districts (R1, R2, R3), Moderate Density Residence Districts (R-4) |
| • Multifamily Residential | • Residential Multifamily (RMF-1, RMF-2) |
| • Industrial | • ML, MG, MF, (possibly BH) |



Discuss Experiencing

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Discuss Competing

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Discuss Growing

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Prepare for Open House

November 6, 2019

10:30 a.m. – 1:30 p.m. or 4:30 p.m. – 7:30 p.m.

Tuscaloosa River Market, 1900 Jack Warner Pkwy

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Open House: Purpose

- 1. Share draft recommendations and policy maps**
- 2. Obtain feedback on recommendations and maps**
- 3. Identify priorities**

Open House: Format

- 1. Plan recommendations and maps on display boards grouped into stations**
- 2. Participants can:**
 - 1. Share written comments of support or concern*
 - 2. Identify actions they think should be priorities*
 - 3. Provide comments on the future land use and character maps*

Open House: Format

Plan recommendations and maps on display boards grouped into stations.

Participants can:

- 1. Share written comments of support or concern*
- 2. Identify actions they think should be priorities*
- 3. Provide comments on the future land use and character maps*



Open House: Committee Role

1. Greet participants
2. Orient participants to room setup and ways to give feedback
3. Connect participants to subject matter experts



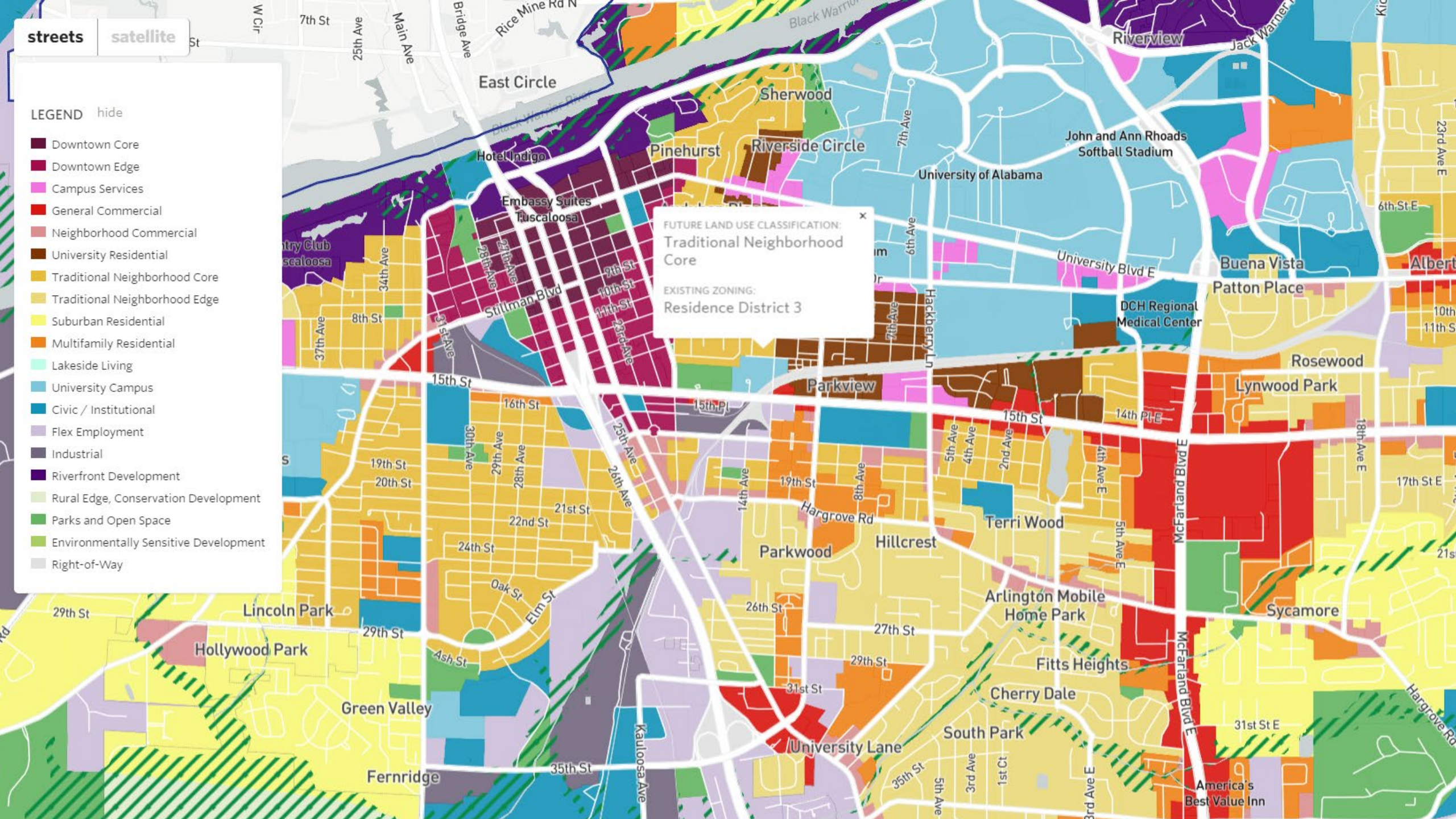
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LEGEND hide

- Downtown Core
- Downtown Edge
- Campus Services
- General Commercial
- Neighborhood Commercial
- University Residential
- Traditional Neighborhood Core
- Traditional Neighborhood Edge
- Suburban Residential
- Multifamily Residential
- Lakeside Living
- University Campus
- Civic / Institutional
- Flex Employment
- Industrial
- Riverfront Development
- Rural Edge, Conservation Development
- Parks and Open Space
- Environmentally Sensitive Development
- Right-of-Way

FUTURE LAND USE CLASSIFICATION:
Traditional Neighborhood Core

EXISTING ZONING:
Residence District 3



Following Open House

Nov 7-Dec 6?

- Collect input through Framework.Tuscaloosa.com

December 11:

- Final SC meeting
- Discuss priorities, Achieving chapter (Implementation)



Thank You

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