

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Comprehensive Plan & City Code Update
Steering Committee Meeting 11

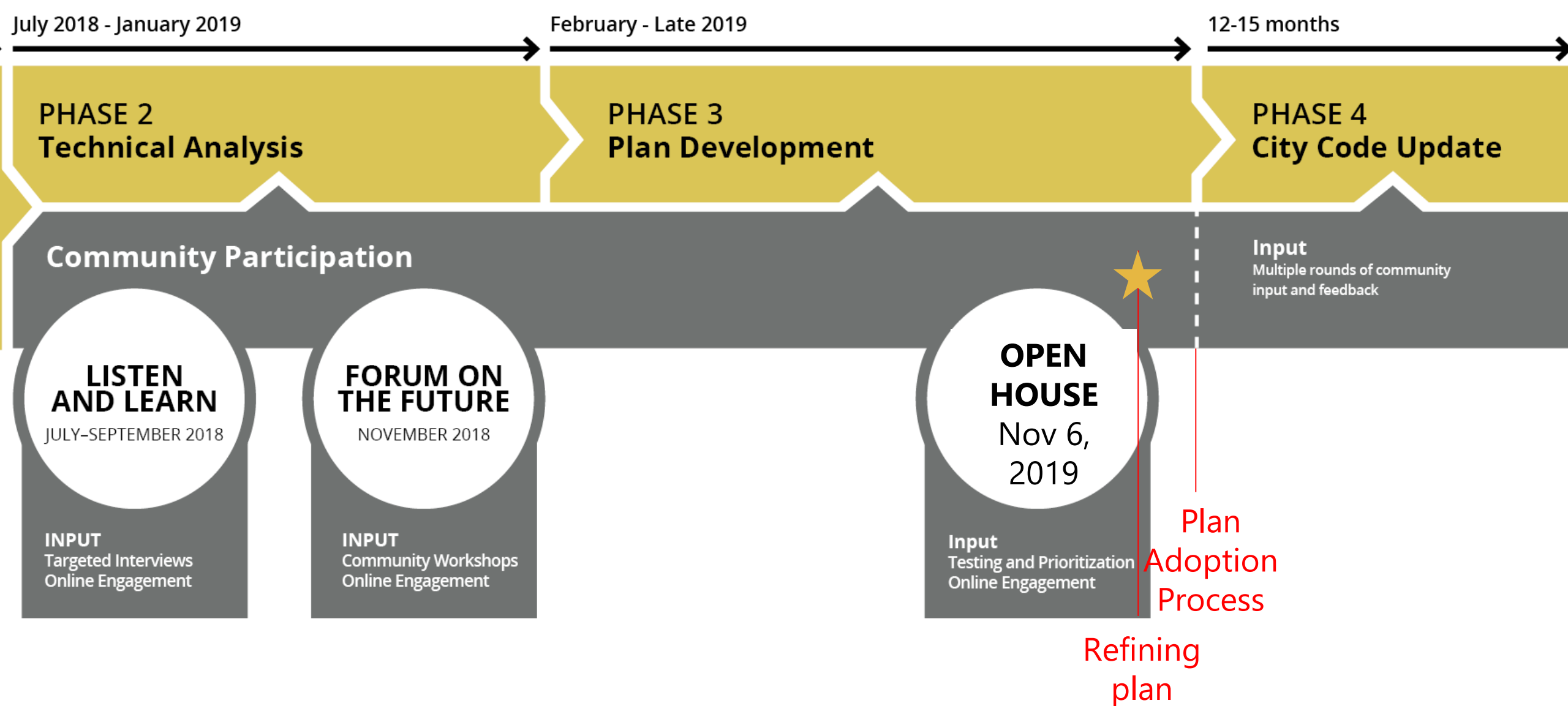
December 11, 2019

Agenda

1. Process update
2. Share plan updates
3. Consider potential revisions
4. Review next steps



Schedule Overview and Milestones



Adoption process

1. Revise plan based on today's meeting
2. Planning Commission public hearing(s) to consider formal adoption (anticipated to begin in January)
3. City Council public hearings following Planning Commission adoption (anticipated to be complete by end of March)

Additional Meetings

1. Housing subcommittee (provide input for code updates)
 - *Topic 1 (TBD)*
 - *Topic 2 (TBD)*

Zoning code rewrite process

- A. Formally begins once Plan is adopted
- B. Technical advisory committee to be established
- C. Steps:
 1. **Code assessment** document published (month 1-2)
 2. **Code drafting** in two major phases, public meetings after each (month 6-7, month 11-12)
 3. **Code testing** of draft regulations (month 12)
 4. **Code adoption process**, public hearings (month 14-15)...
- D. Consideration of zoning map changes (after code adoption)



Themes from Open House feedback



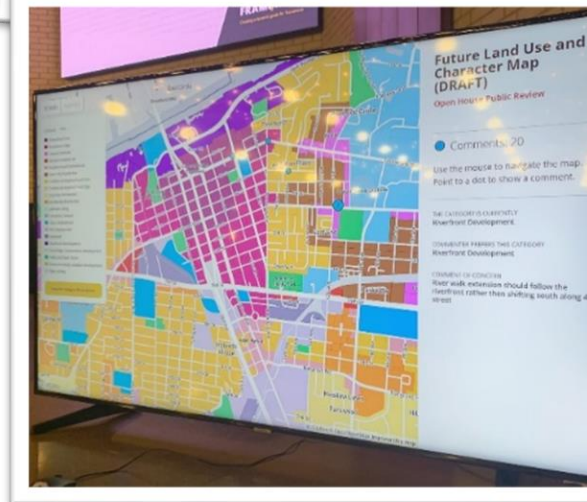
Open House Feedback Over 450 participated



3 Types of Feedback...

1. Priority Actions (Stickers)
2. Written Comments (165 separate comments)
3. Map Based Feedback (210 comments)

- Recommend priorities
- Consider changes or corrections
- Consider additions to recommendations



Potential Public Priorities

Actions With Most Dots

1. Expand the Riverwalk (75)
2. Formalize a Downtown Parking Strategy... (70)
3. Strengthen development regulations regarding aesthetics ... (66)
4. Create a tree planting incentive program (61)
5. Expand operational capacity at Tuscaloosa National Airport. (61)
6. Assist with rehabilitation of older homes to maintain housing



Potential Public Priorities

Objectives With Most Dots

1. Code reform (268 – includes 3 objectives)
2. Encourage and support efforts to increase bicycle and pedestrian connectivity (179)
3. Exhibit strong stewardship of natural resources (165)
4. Expand and enhance the community's parks and recreational facilities (163)
5. Encourage infill and redevelopment in strategic locations (144)
6. Facilitate development in West Tuscaloosa (125)



Themes of comments (concern)

- Protecting neighborhoods from “incompatible” uses such as commercial and student housing, short term rentals
- Implementation of the plan, follow-through
- Issues beyond city control: Industrial uses in County, Public Schools
- General commercial vs neighborhood commercial (Springbrook)



Share plan updates since Open House

Plan changes reflected in Dec 4 version

1. Renamed General Commercial and Neighborhood Commercial? (names are confused with zoning)

[see page xx]

- *General Commercial* > *“Corridor Commercial”*
- *Neighborhood Commercial* > *“Limited Commercial”*

2. Added to intent of Corridor Commercial

- *“Apply zoning districts that are appropriate for a site's context such as a highway corridor or a more urban corridor”*

Plan changes reflected in Dec 4 version

3. Revised Traditional Neighborhood Core [see page xx]
 - *Moved “multi-family small scale” to secondary use (was listed as a primary)*

4. Added Experiencing 3.3 about expanding the Fiber Network
[see page xx]

Plan changes reflected in Dec 4 version

3. Added Achieving chapter about implementation
 - *How to use the plan*
 - *Summary of actions responsibility and timing (being developed)*

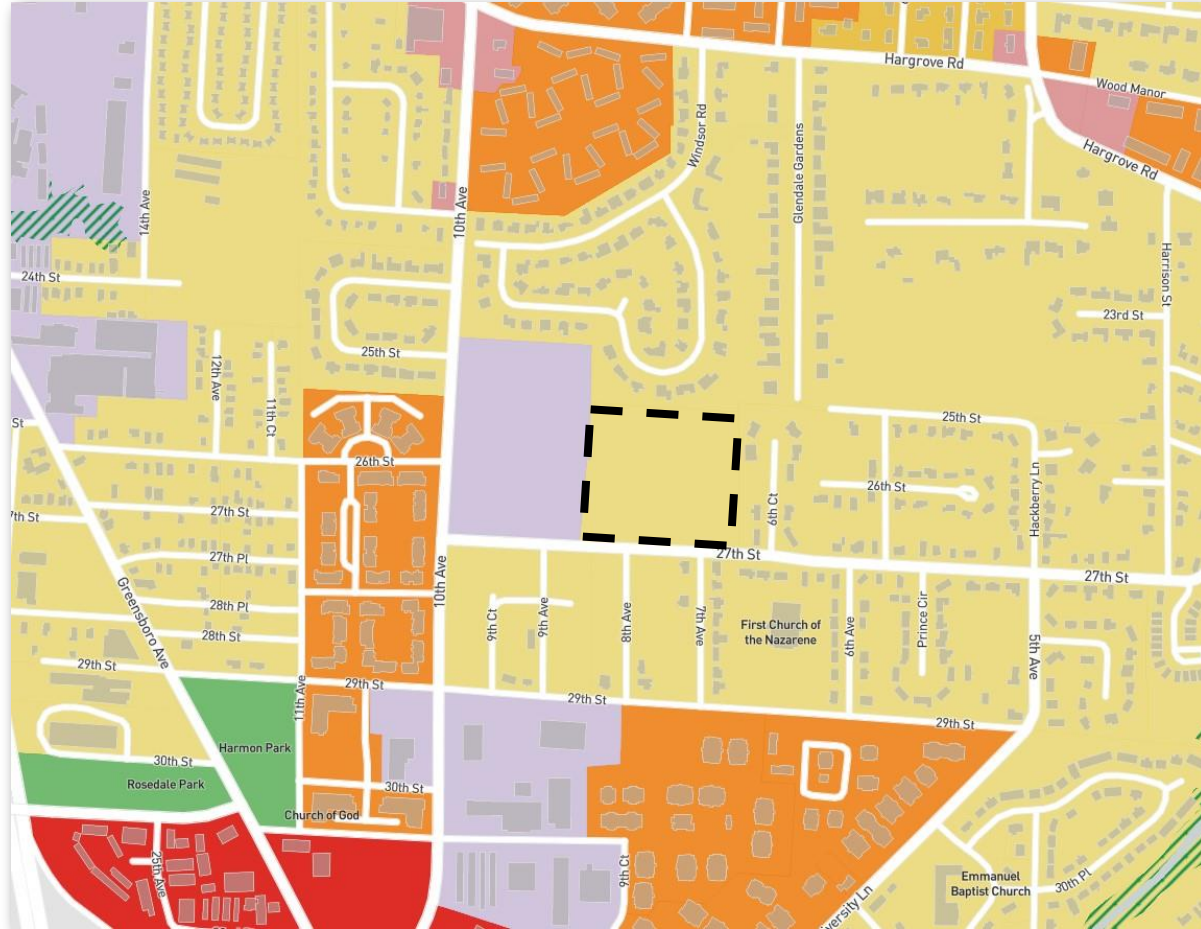
Implementing the plan

1. **Zoning code rewrite** (fix the rules)
2. **Annual Work Programs and Budgets** (use across many city departments)
3. **Development Approvals** (staff and city officials base decisions on the plan)
4. **Capital Improvement Plan** (for major projects and infrastructure)
5. **Economic Incentives** (review for consistency with the plan)
6. **Private Development Decisions** (private sector interest is essential)
7. **Consistent Interpretation** (coordination between PC and CC)

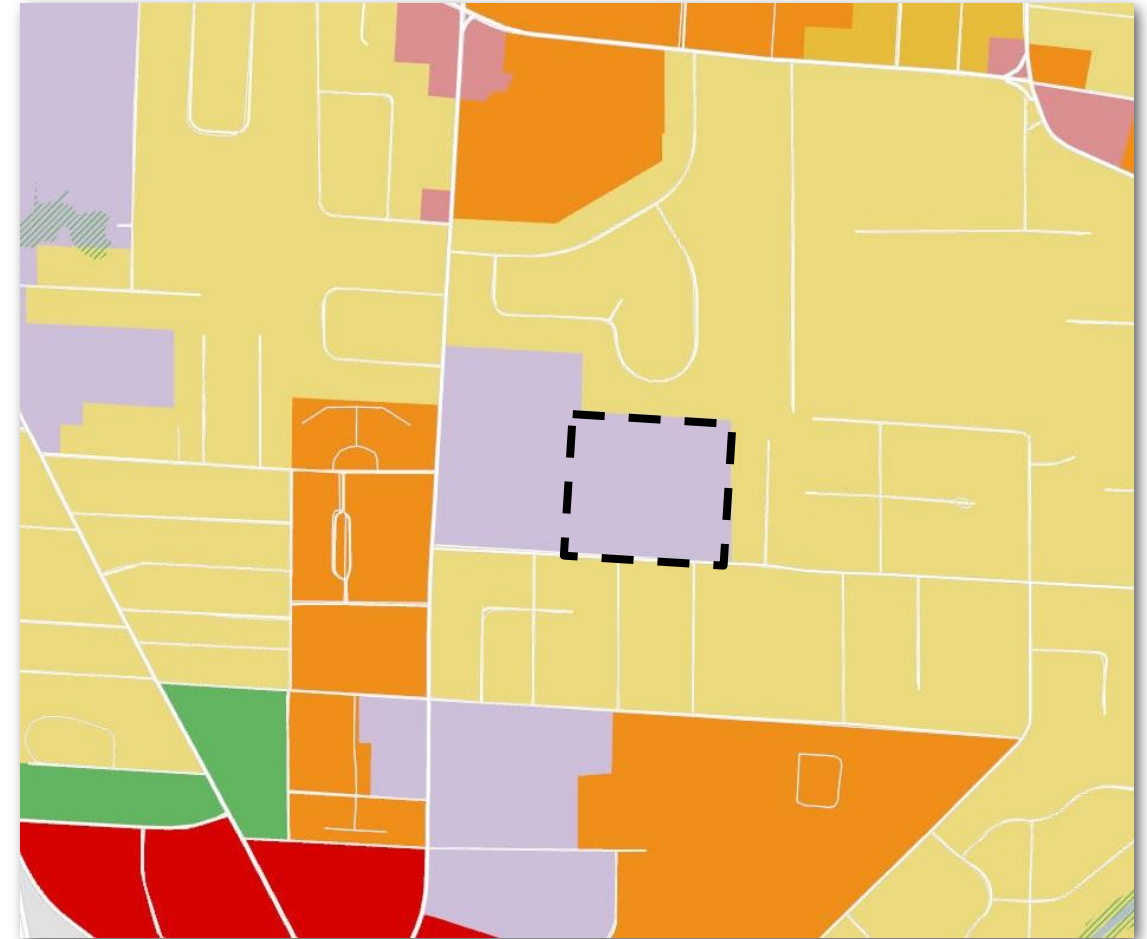
Several map changes are proposed

"easy fixes" where a specific recommended change is clear

EDGE & Hillcrest Neighborhood

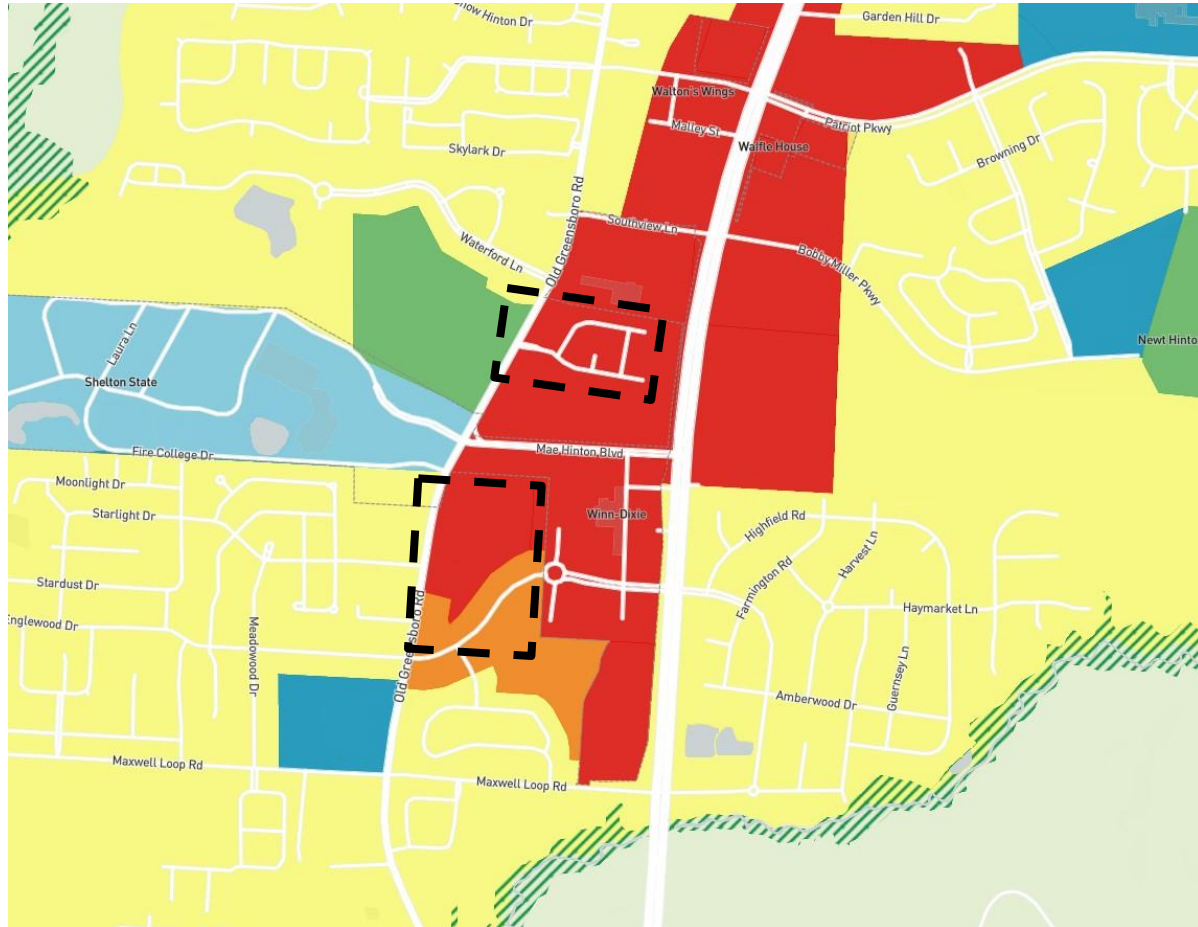


Open House

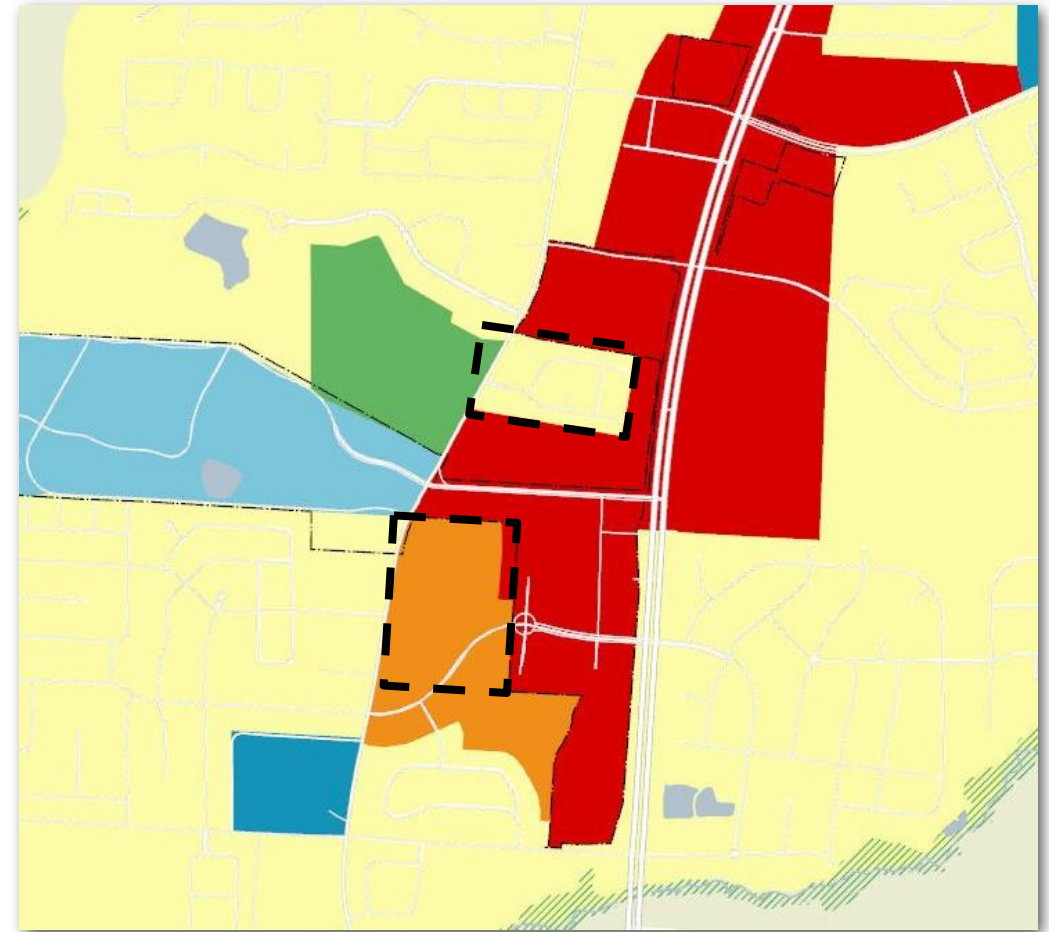


Proposed Change

Hwy 69 & Old Greensboro Rd

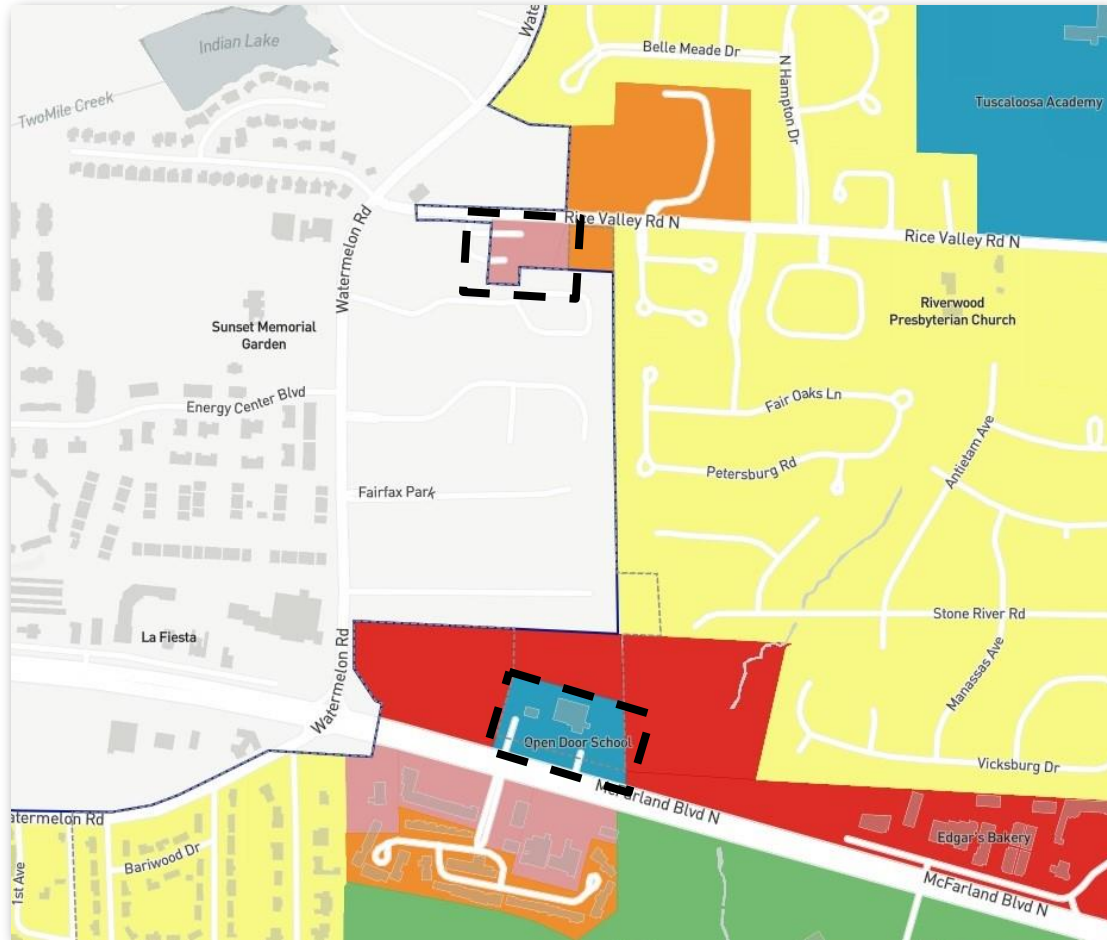


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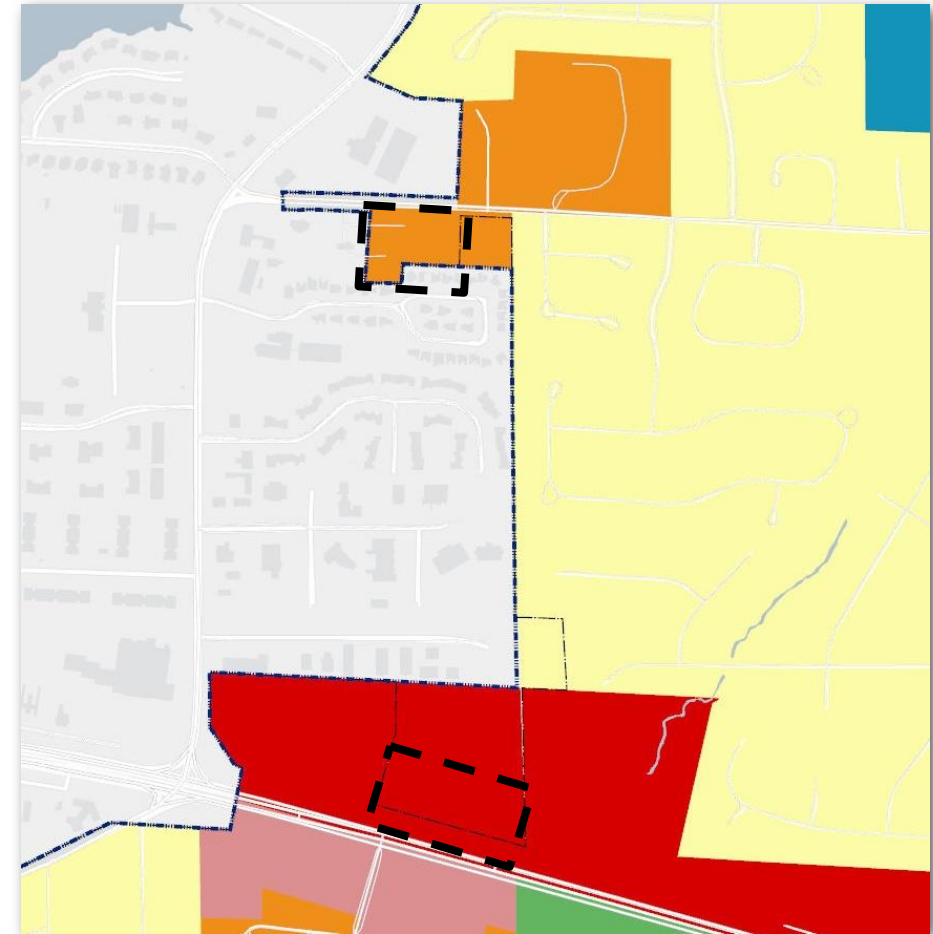


Proposed Change

McFarland Blvd & Watermelon Rd

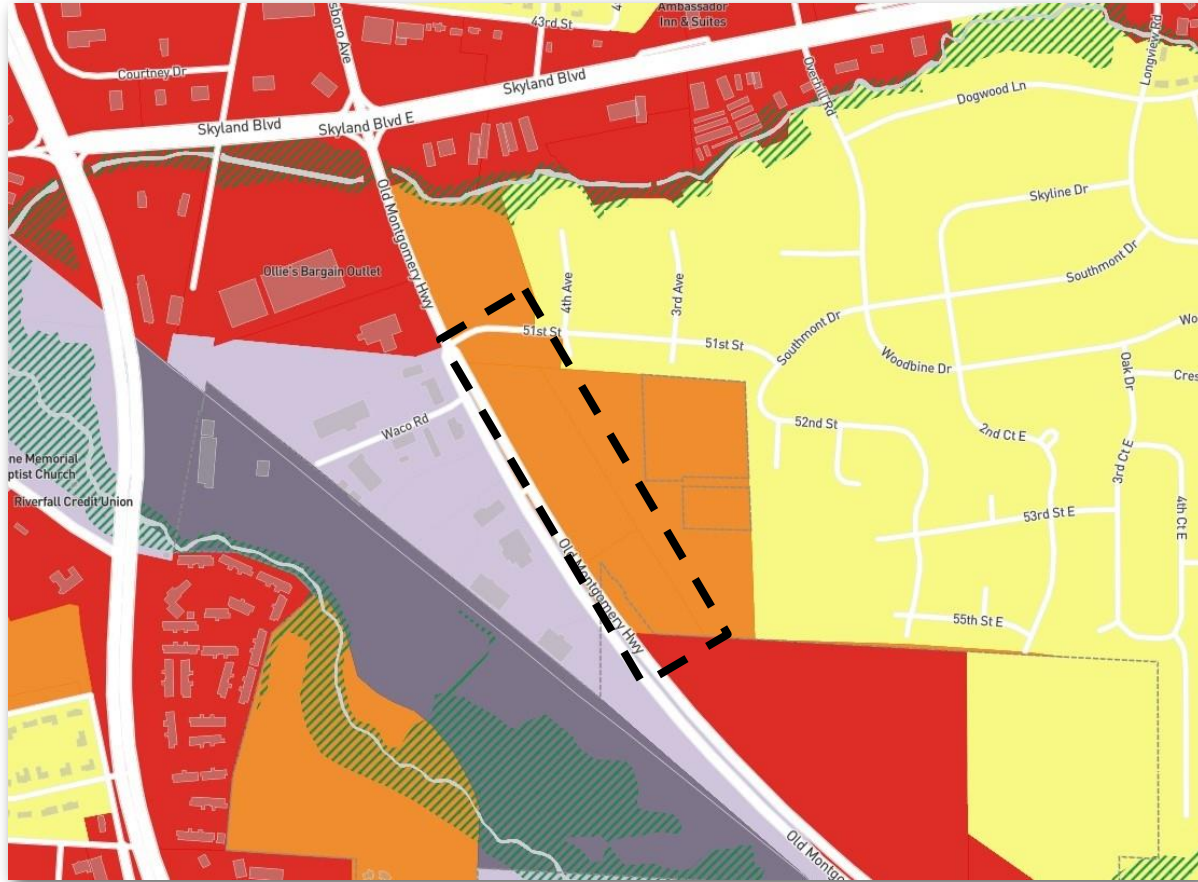


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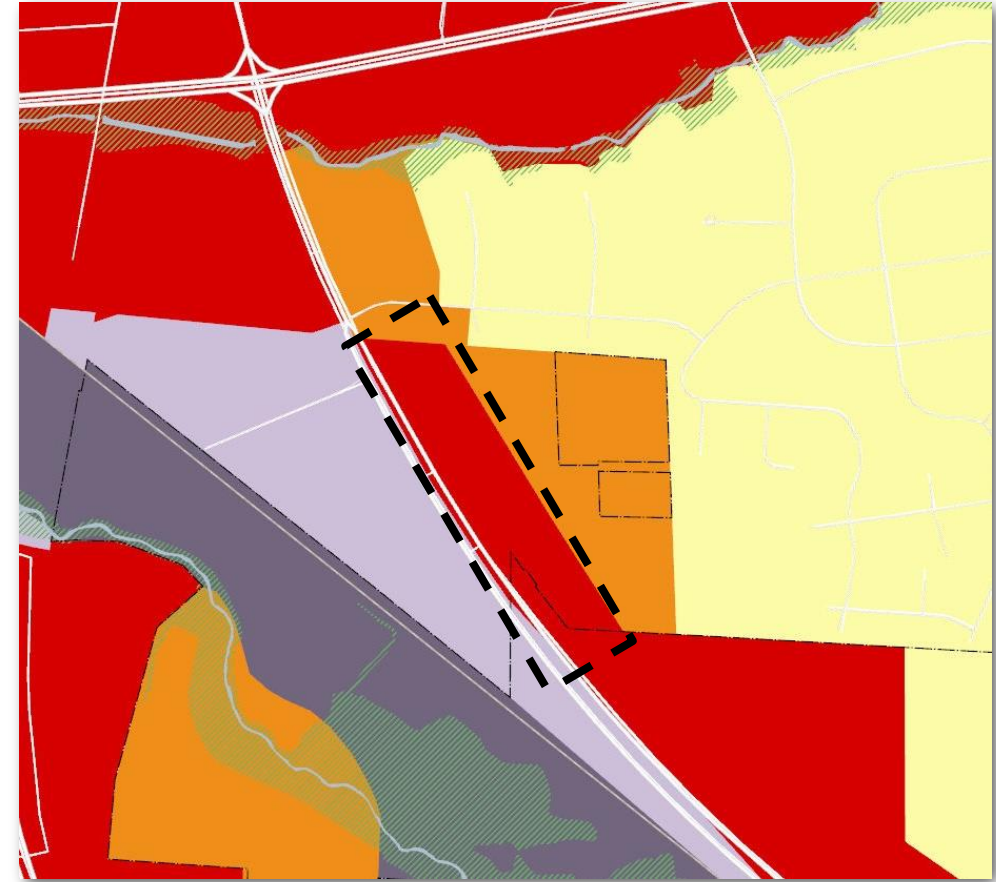


Proposed Change

Old Montgomery Hwy

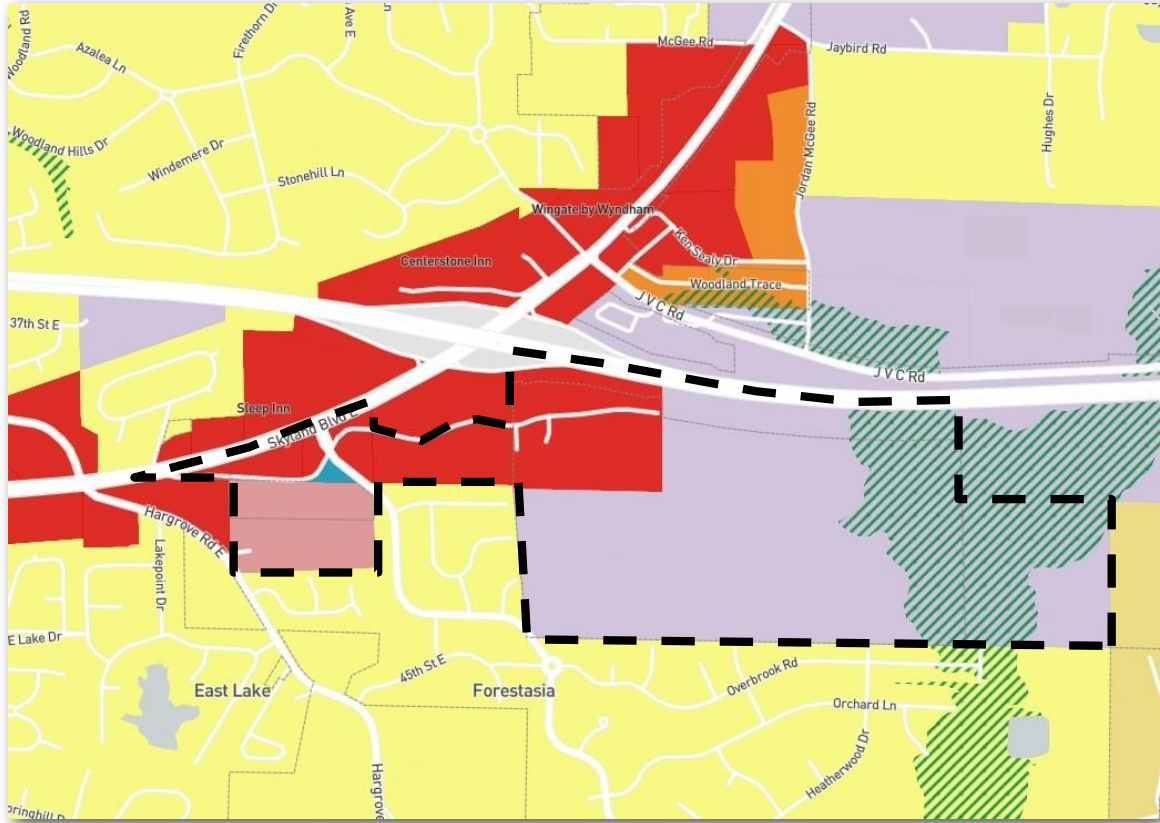


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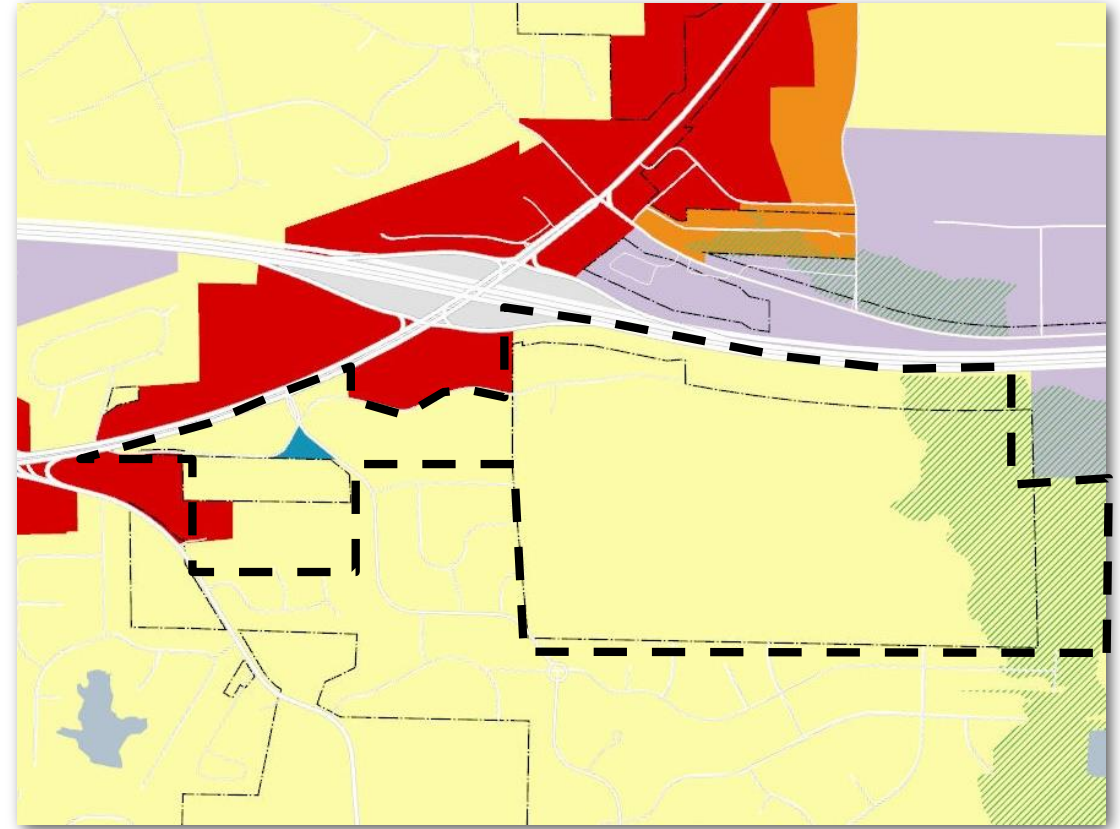


Proposed Change

Skyland Blvd & I-20/59



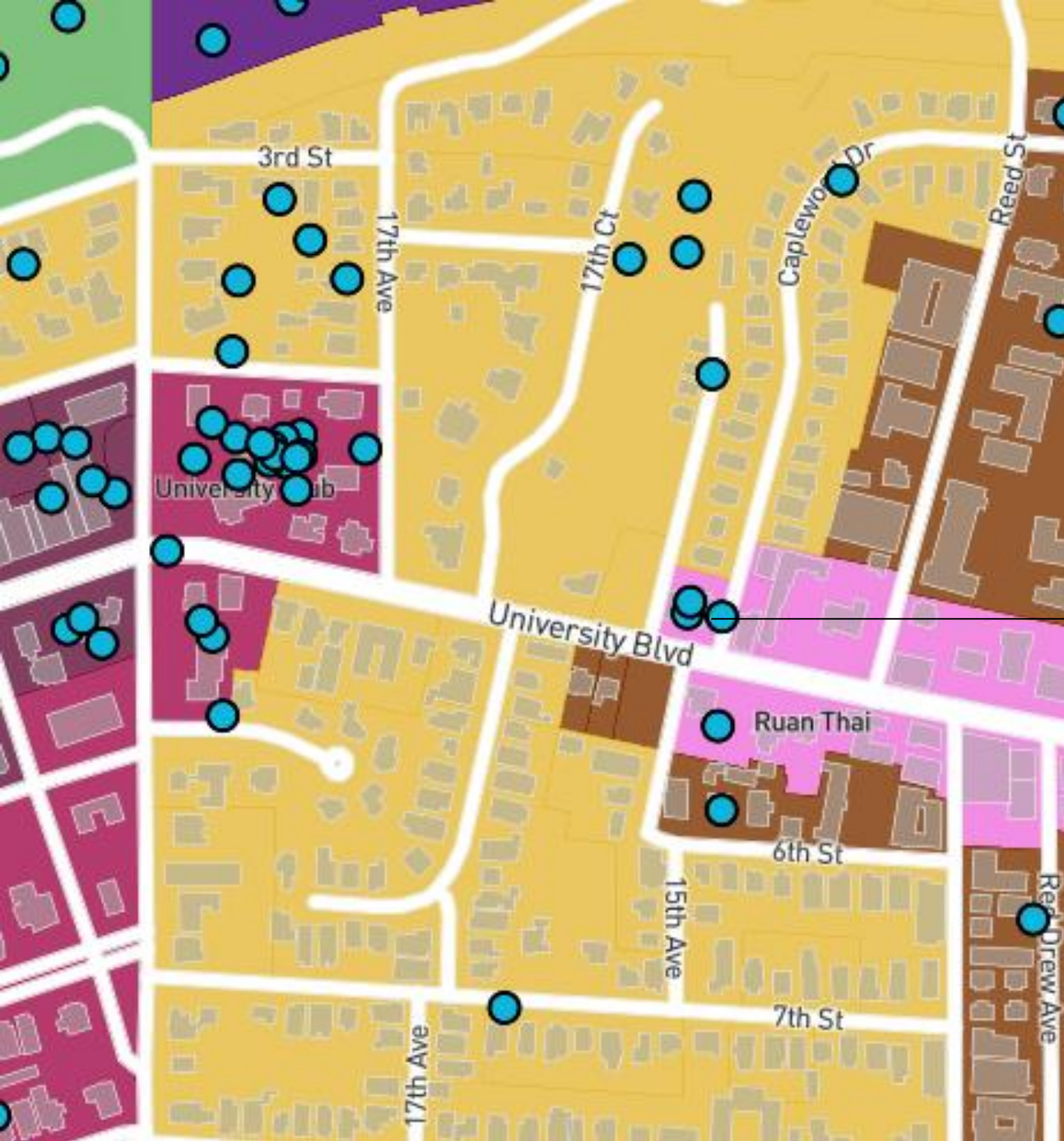
Open House



Proposed Change



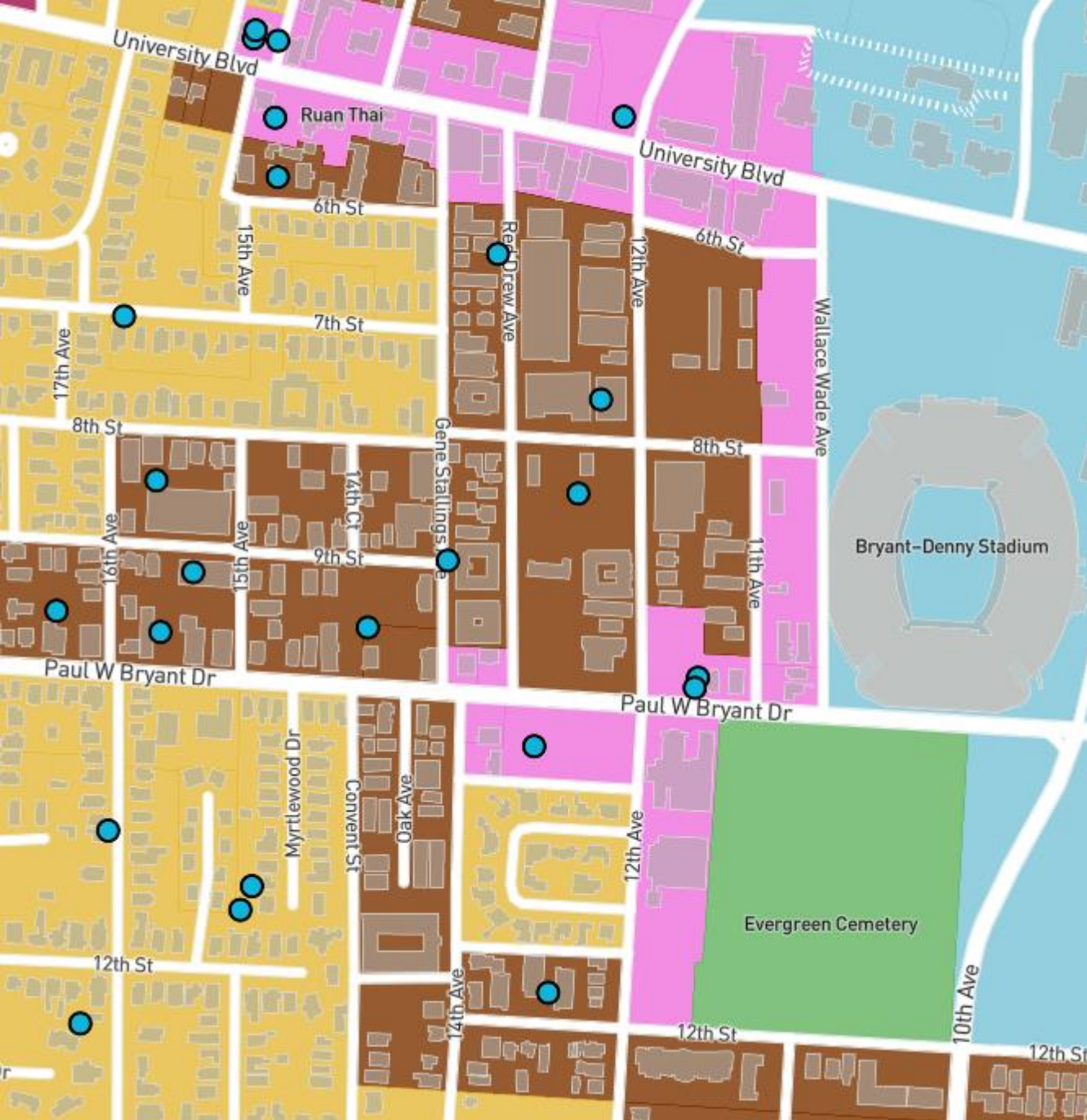
Consider potential plan revisions



Comment:

This is a historic property and needs to be maintained as such. Designating as commercial encroaches on the established border between the strip and other neighborhoods.

Recommendation: Traditional Neighborhood Core

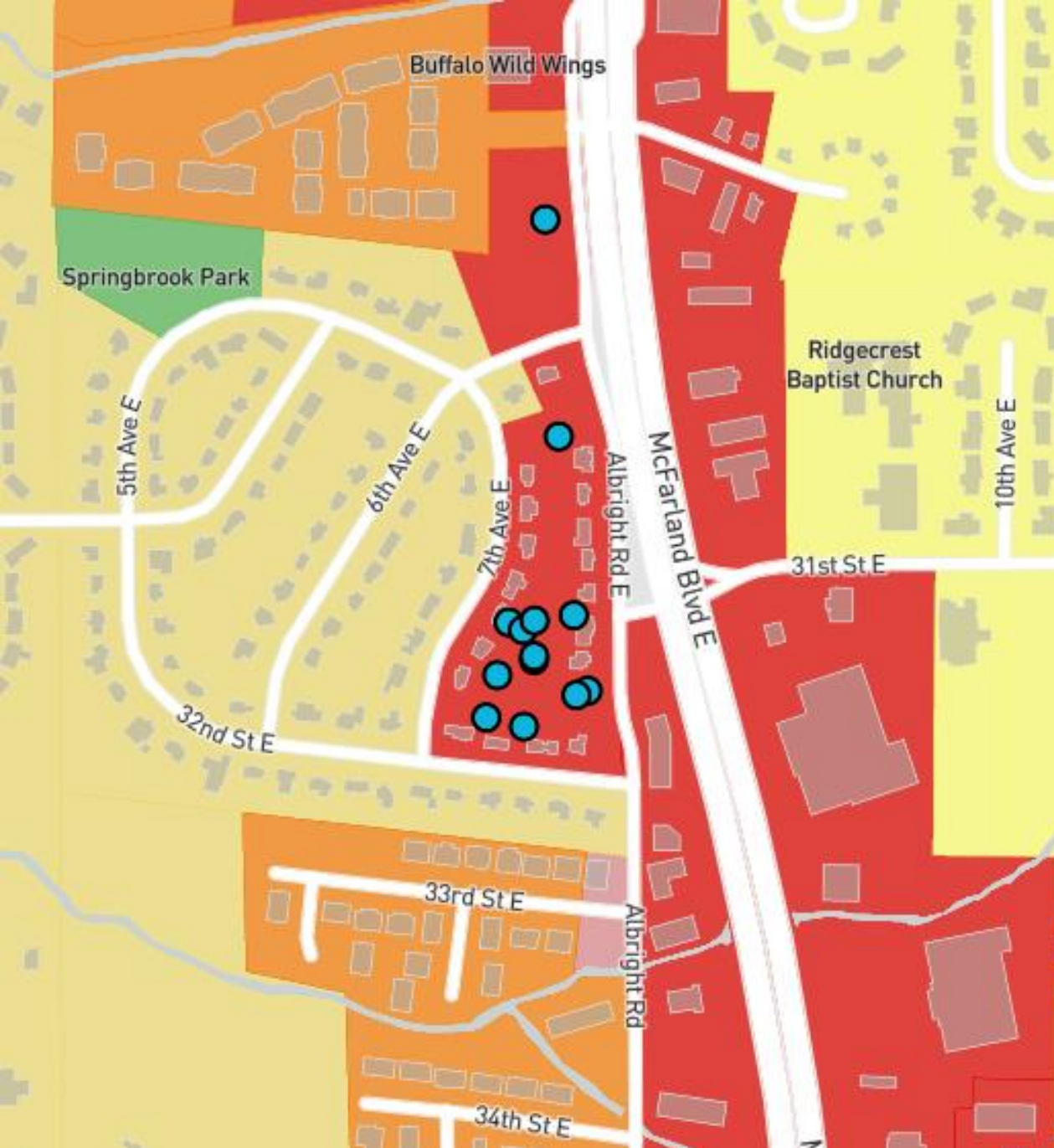


Comments:

- Concern about commercial encroachment along Paul Bryant Dr
- Concern about growth of high density student housing near historic neighborhoods

Recommendation:

- Define multiple university residential districts (with different density) in zoning
- Define transitional standards in zoning

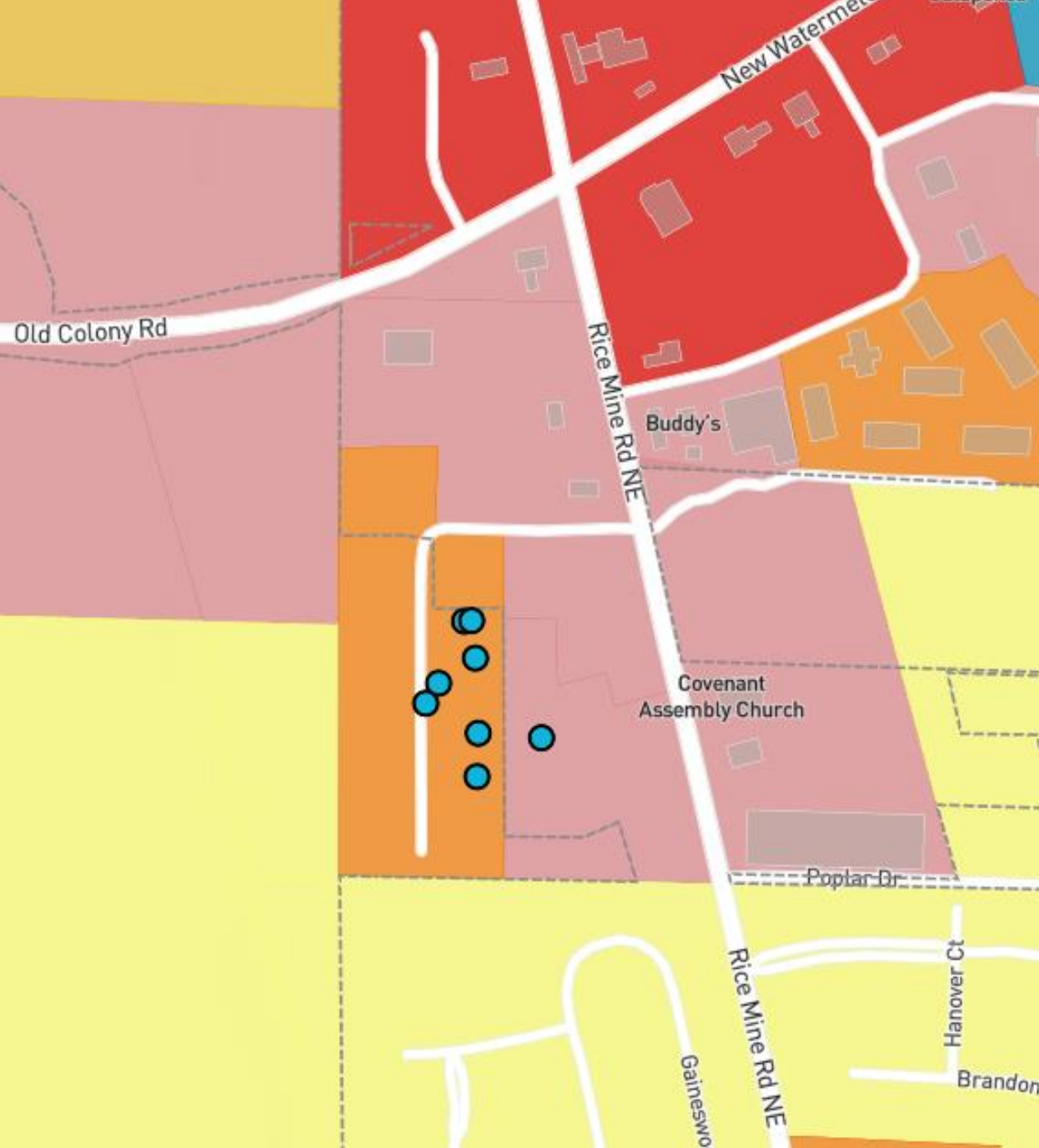


Comments:

Comments that Springbrook should not be “general commercial”. More supportive of “neighborhood commercial”.

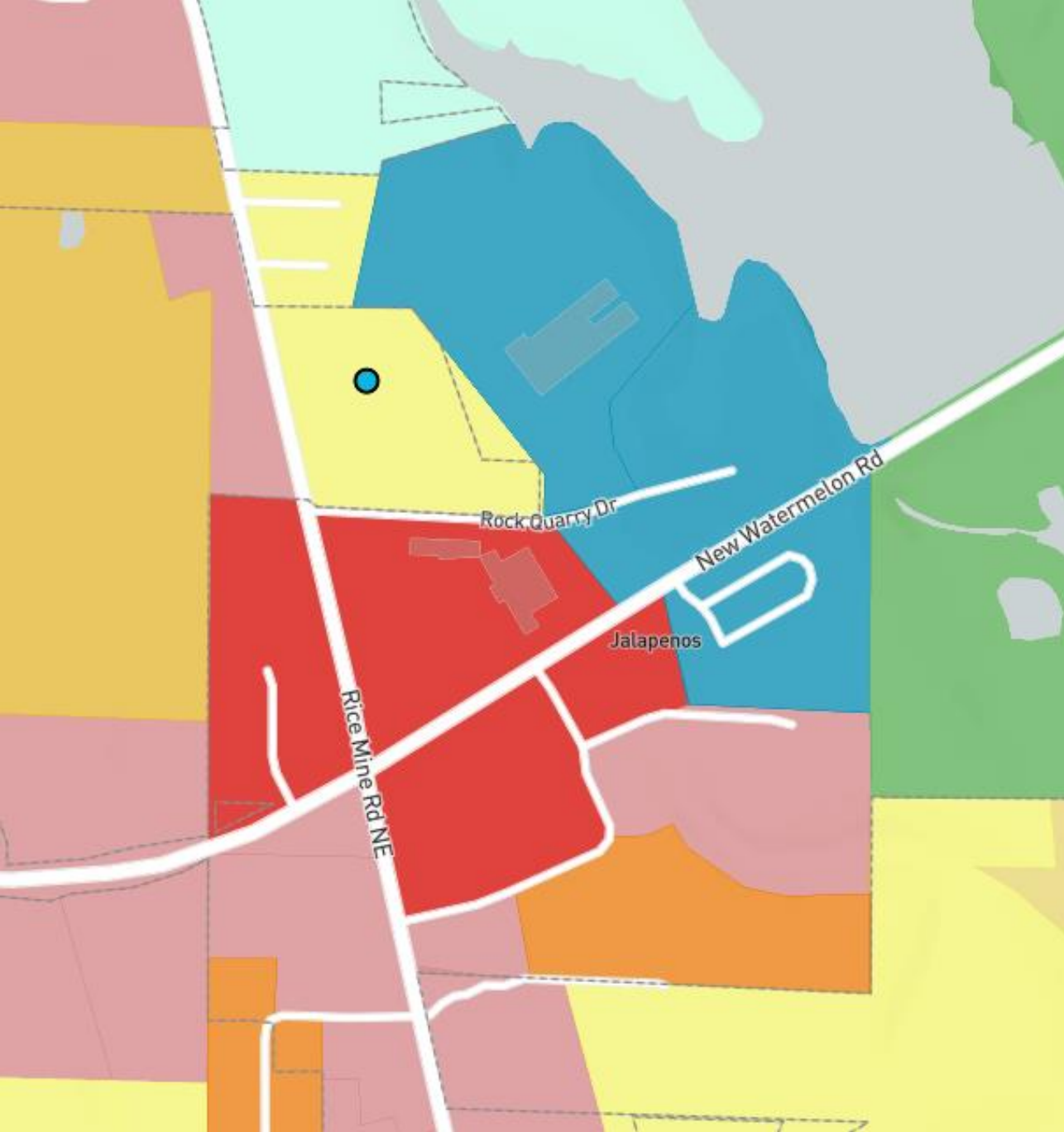
(13 comments, 2 support as-is)

Remember general commercial is now called “**corridor commercial**”, neighborhood commercial is now “**limited commercial**”



Comments:

Objection to recent rezoning and possibility of large-scale multifamily



Comment:

This should be more consistent with adding commercial to the road frontage in this primarily commercial area. Houses surrounded by commercial and institutional does not make sense.



Review next steps

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Thank you