

February 17, 2021

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Creating a dynamic guide for Tuscaloosa

Call to Order

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Welcome

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Staff

Ashley Crites, AICP, Director of Planning

Zach Ponds, Associate Director of Planning

Jimbo Woodson, Deputy City Attorney

Will Smith, Associate Director of Planning

Jayla Blanke, GIS Analyst

Brad Matthews, Associate City Engineer

Julia Phifer, Economic Development Coordinator

Planning Commission Members

Bill Wright, Chair

Phillip Maxwell

Tim Harrison, Vice-Chair

Councilwoman Phyllis Odom

Alvin Brewer

Dena Prince

Vince Dooley

Steven Rumsey

Anne Hornsby

A group of people are gathered around a table in a meeting room, looking at documents and talking. The scene is dimly lit, with a dark overlay. The people are wearing name tags and are focused on the work at hand. A sign with the number '8' is visible on the table. The overall atmosphere is professional and collaborative.

Meeting Expectations

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Meeting Expectations

- **Steering Committee:**
 - *Will **note role in process** (state that they were a Steering Committee member at the podium/on record) if providing public comment*

Meeting Expectations

- **Planning and Zoning Commission Members:**
 - Should *re-read and refresh* on the Framework document in advance of the meetings
 - Should *rely* on the *three* Planning and Zoning Commission *Steering Committee members* to guide the process
 - Should *refrain from arguing* with public commenters
 - Should *listen*, ask questions only if you do not understand and need *further clarification*, be *respectful*, and desire an expedited proceeding

Meeting Expectations

- **All:**
 - *Meetings will begin at 5pm and end at 7pm*
 - If a topic is not finished, it will roll into the next scheduled meeting.
 - *A two-minute timer will be used and visible to all parties (PZC, staff, public)*
 - Only the PZC members can grant a specified time extension
 - *Staff will manage the flow of the meeting for efficiency*
 - *Staff provided an overview of the Future Land Use Map and Future Land Use Character Types*
 - October 7, 2020 virtual meeting

Framework Refresher

Why Framework?

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What is a comprehensive plan?

A **citywide policy guide** that expresses the **values** and **aspirations** of a community. It sets forth a long-range vision and actions for development, housing, environment, economic development, transportation, and related topics. The comprehensive plan acts as a **guidebook for decision-makers** and is not a legally binding document.



More specifically...

1. **Contains policies, projects, and programs** to address community aspirations and opportunities
2. **Implemented over time** through capital improvements, development approvals, city budgets, departmental work programs, economic incentives, private development decisions, etc. (10-20 year horizon)
3. **Foundation of the City's regulations** (zoning and other ordinances) but the plan is not legally binding
4. **Marketing tool** that articulates community's vision and how the private sector can support that vision

What is Framework?

Framework is a process to define a **long-term vision for Tuscaloosa**. It will set the **direction** for the City's **growth** and development.

The process will create a comprehensive plan and update the City's zoning and land development regulations.



Why is the City doing a plan update?

Planning represents good stewardship, and there has never been a better time to consider recent events and trends to develop well-supported policies.

Since the previous plan was drafted in 2009, the community has experienced:

- A global recession,
- Significant population growth,
- The 2011 tornado, and
- **2020 COVID-19 Pandemic**



This effort is unique for Tuscaloosa

Framework will be the City's first "comprehensive plan" since 1972.

It will update, integrate, and reconcile many past plans:

- 2007 strategic plan that contained a citywide vision statements and actions covering a range of topics (citywide)
- 2009 Future Land Use plan (citywide)
- Various topical and geographic-focused plans in recent years that vary in level of detail and community support

What is different about this Plan?

Addresses a **broad range of topics**: physical development, housing transportation, community amenities and facilities, related topics

Addresses both **citywide needs** and those in **specific areas**

Is **strategic** with many **achievable, specific actions** in addition to **long-term goals**

Is **implementable** with a structure for **monitoring progress** and **integrating** into other city processes and ordinances



Planning NEXT

Jamie A. Greene, AIA FAICP

Michael Curtis, AICP

Clarion Associates
Housing and
Zoning Code

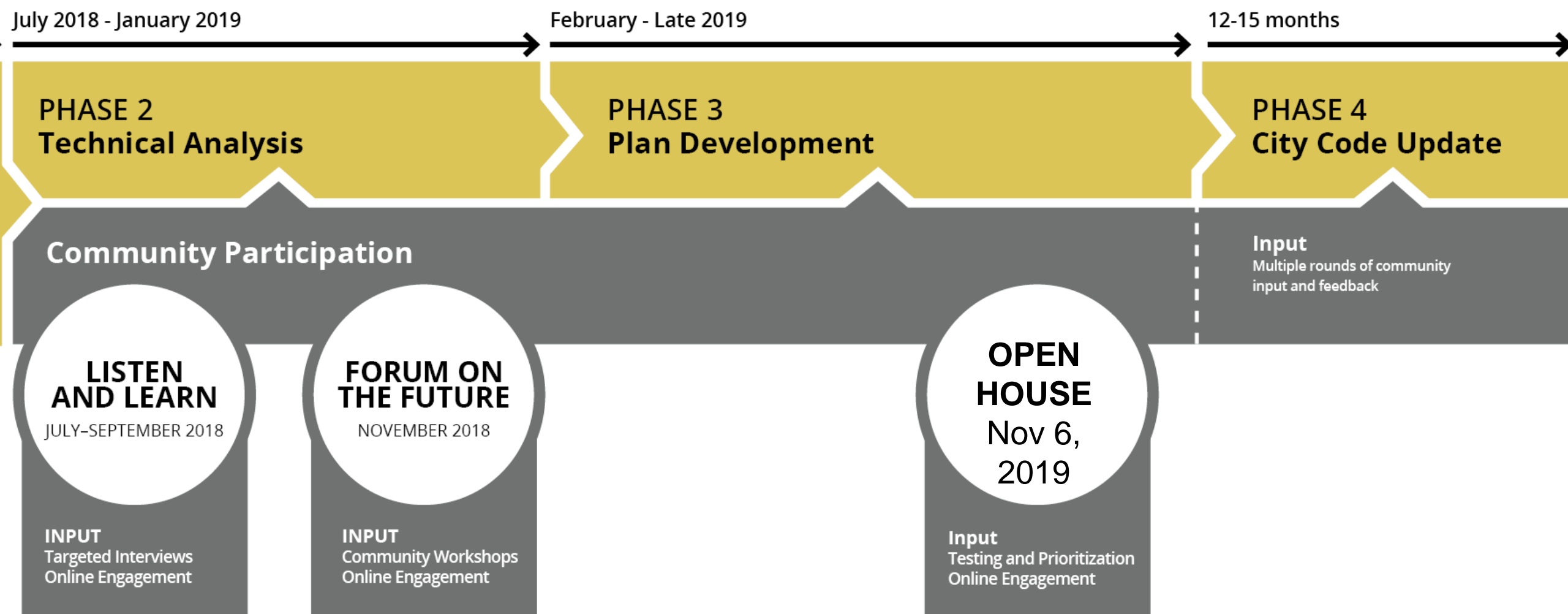
Ninigret Partners
Economic
Development

**Goodwyn, Mills,
and Cawood**
Community Facilities

Kimley-Horn
Transportation &
Mobility Planning

TTL
Infrastructure,
Utilities,
Transportation

Schedule Overview and Milestones





Framework Refresher

Participation and Creation

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Who's involved in the process

Steering Committee

process and substance

Stakeholders

targeted input

Public

general input
and feedback

Staff

project management, local
knowledge

Elected officials

monitor, adopt

Consultants

facilitate, technical expertise

Steering Committee

Job description

- Officially **represent the community** in the process
- Provide guidance and direction at **crucial steps**
- Act as **spokespersons**
- Volunteer to **facilitate** at public meetings
- **Disseminate information** during the planning process through individual networks
- **Support the process** and its events in various other ways



Steering Committee Members

Council District 1	John Rainey
Council District 1	LaShonda Lockett
Council District 2	Paul Rollins, Jr.
Council District 2	Willie Gordon
Council District 3	Tom Chambers
Council District 3	Cindy Stephenson
Council District 4	Craig Williams
Council District 4	Clint Mountain
Council District 5	Michele Coley
Council District 5	Jay Welborn
Council District 6	Daphne Curtis
Council District 6	Wade Feltman
Council District 7	Susie Smith
Council District 7	Stephon Lewis

University of Alabama	Tim Leopard
Tuscaloosa Association of Realtors	Gerald Ross
Chamber of Commerce of West AL	Blake Madison
Homebuilders Assoc of Tuscaloosa	William Blakeney
Stillman College	Lamin Drammeh
Black Warrior Riverkeeper	Nelson Brooke
Tuscaloosa Neighbors Together	Serena Fortenberry
Planning Commission	Robert Reynolds
Planning Commission	Tim Harrison
Planning Commission	Steven Rumsey
Planning Commission	Bill Wright
Mayor appointment	Nicole Prewitt
Mayor appointment	Lydia Avant
Mayor appointment	Erica Grant
Mayor appointment	Chris Hall
Mayor appointment	Brock Corder

Subcommittee Members

Attendance Record

Housing (5 meetings)

Council District 2	Paul Rollins, Jr.
Council District 4	Lee Busby
Council District 5	Michele Coley
Council District 6	Daphne Curtis
Council District 6	Wade Feltman
Council District 7	Susie Smith
University of Alabama	Tim Leopard
Tuscaloosa Association of Realtors	Gerald Ross
Chamber of Commerce of West AL	Blake Madison
Homebuilders Assoc of Tuscaloosa	William Blakeney
Tuscaloosa Neighbors Together	Serena Fortenberry
Planning Commission	Steven Rumsey
Planning Commission	Bill Wright
Mayor appointment	Nicole Prewitt
Mayor appointment	Erica Grant
Mayor appointment	Chris Hall
Mayor appointment	Brock Corder

Lakes (4 meetings)

Council District 1	John Rainey
Council District 3	Tom Chambers
Council District 3	Cindy Stephenson
Council District 4	Craig Williams
Council District 6	Wade Feltman
Homebuilders Assoc of Tuscaloosa	William Blakeney
Black Warrior Riverkeeper	Nelson Brooke
Planning Commission	Robert Reynolds
Planning Commission	Tim Harrison
Planning Commission	Steven Rumsey
Mayor appointment	Brock Corder

Participation By The Numbers...

- ~40 Represented organizations and groups in our Listen and Learn interviews
- 11 Steering Committee meetings
- 5 Housing Subcommittee meetings
- 4 Lakes Subcommittee meetings
- 325 at Forum on the Future (November 2018)
- 450 at Open House (two sessions, November 2019)
- 137 Comment Cards Collected at Open House
- 80 Map comments (Open House and online before December 11, 2019)
- 27 Text comments (Online before December 11, 2019)

Adoption Process Meetings

Process began in **February 2020**, but was paused in April after two meetings due to COVID-19.

After pausing for the summer while the City developed and tested procedures for **safe public hearings**, the adoption process restarted in September 2020 with meetings designed for:

- **Health and safety** for the Commission members, public, and staff;
- **Re-education and familiarization** with the Framework process;
- **Open and transparent conversations** regarding the work that has been done; and
- **Integration of necessary changes** caused by COVID-19 on land use, housing needs, and economy.

Adoption Process Meetings

September 30, 2020

- Purpose of Framework, Role of PZC, Ethics Refresher

October 7, 2020

- Future Land Use Character Map, Future Land Use Character Types

October 28, 2020

- MAP: North Tuscaloosa and Lakes Concentration Area; Airport Area

November 19, 2020

- MAP: West Tuscaloosa Concentration Area

December 7, 2020

- HPC Role, Purpose of Local Historic Districts, HPC Design Guidelines

December 14, 2020

- MAP: Downtown/University Area Concentration Area

January 11, 2021

- MAP: Eastern Growth Area Concentration Area

January 27, 2021

- MAP: Alberta Area, McFarland Corridor

February 3, 2021

- MAP: Skyland Boulevard Corridor, Highway 69 South Corridor

February 17, 2021

- Review

Review

Framework Document

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Framework Document

Summary of Revisions:

- Documented by previous page number, revised page number, summary of revisions, and revision source during the comprehensive plan document review
- Revisions made from staff review and comments received during the adoption review meetings.

Review

Future Land Use Character Map

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Future Land Use Categories vs Zoning

Example:

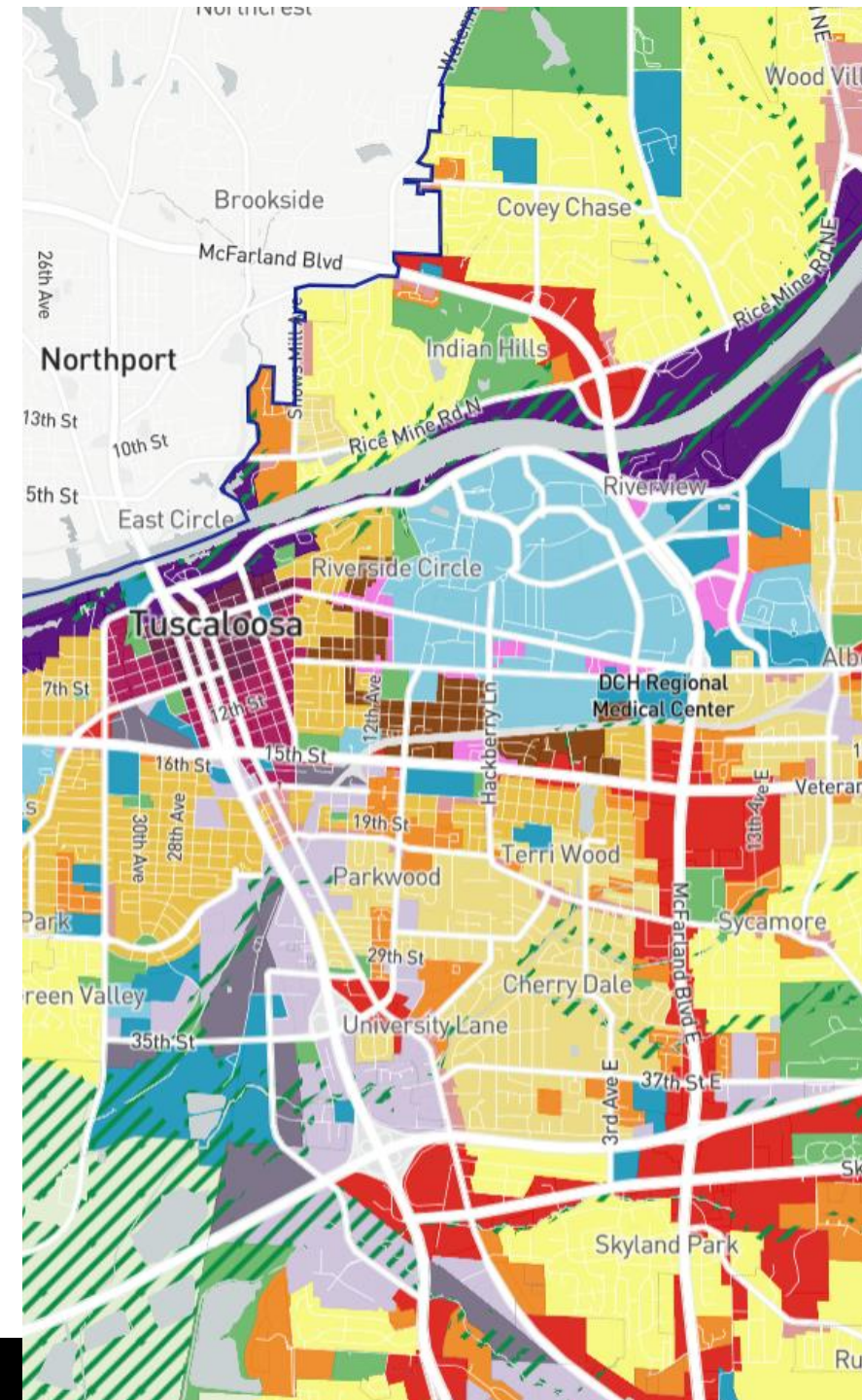
Future Land Use Category

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, MH

Future Land Use and Character Map

- **NOT A MANDATE** for development or rezoning
- A **POLICY GUIDE**
- **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 Character Map

Summary of Revisions:

- Over the course of the six map-based meetings, approximately 150 map changes were made via staff, public engagement, and stakeholder engagement.

A group of people are gathered around a table, looking at large-scale maps or documents. In the background, a large crowd of people is visible, suggesting a public event or meeting. The scene is dimly lit, with a dark overlay.

Public Comments

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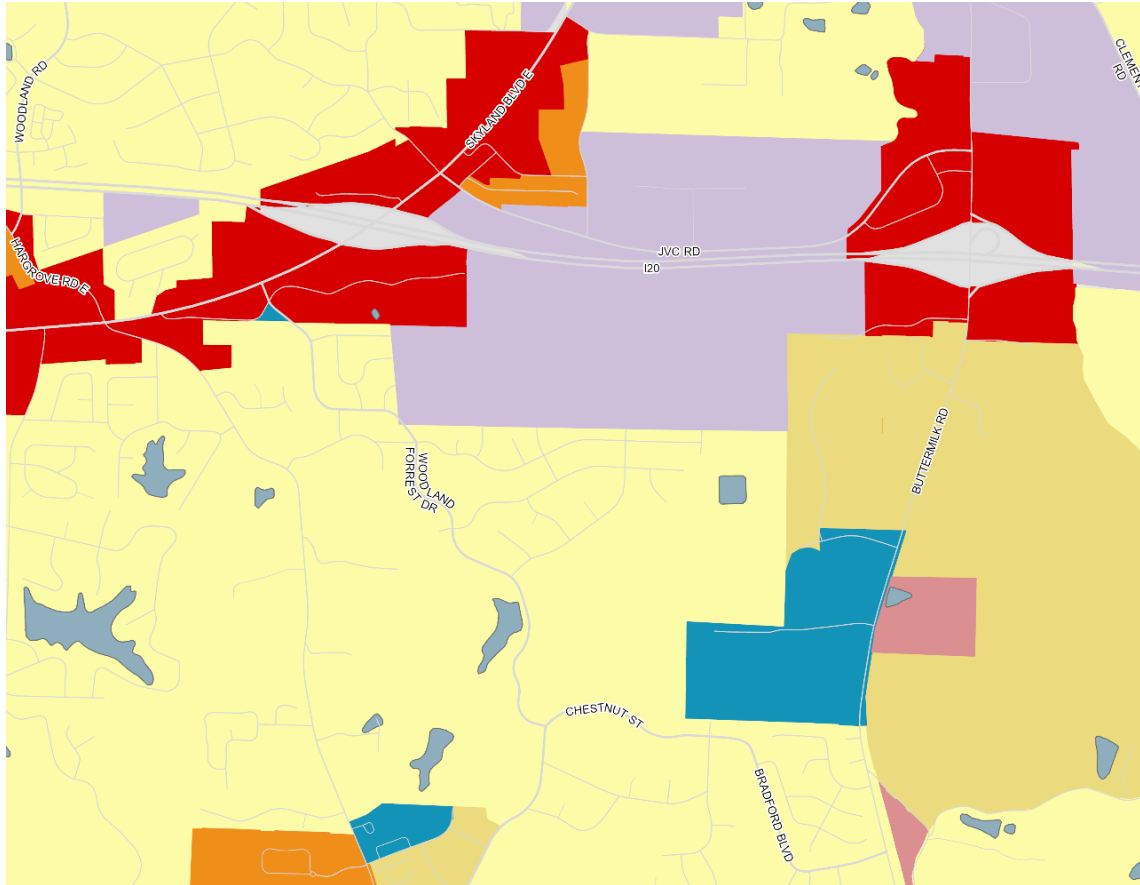
Public Comments

Joan Barth

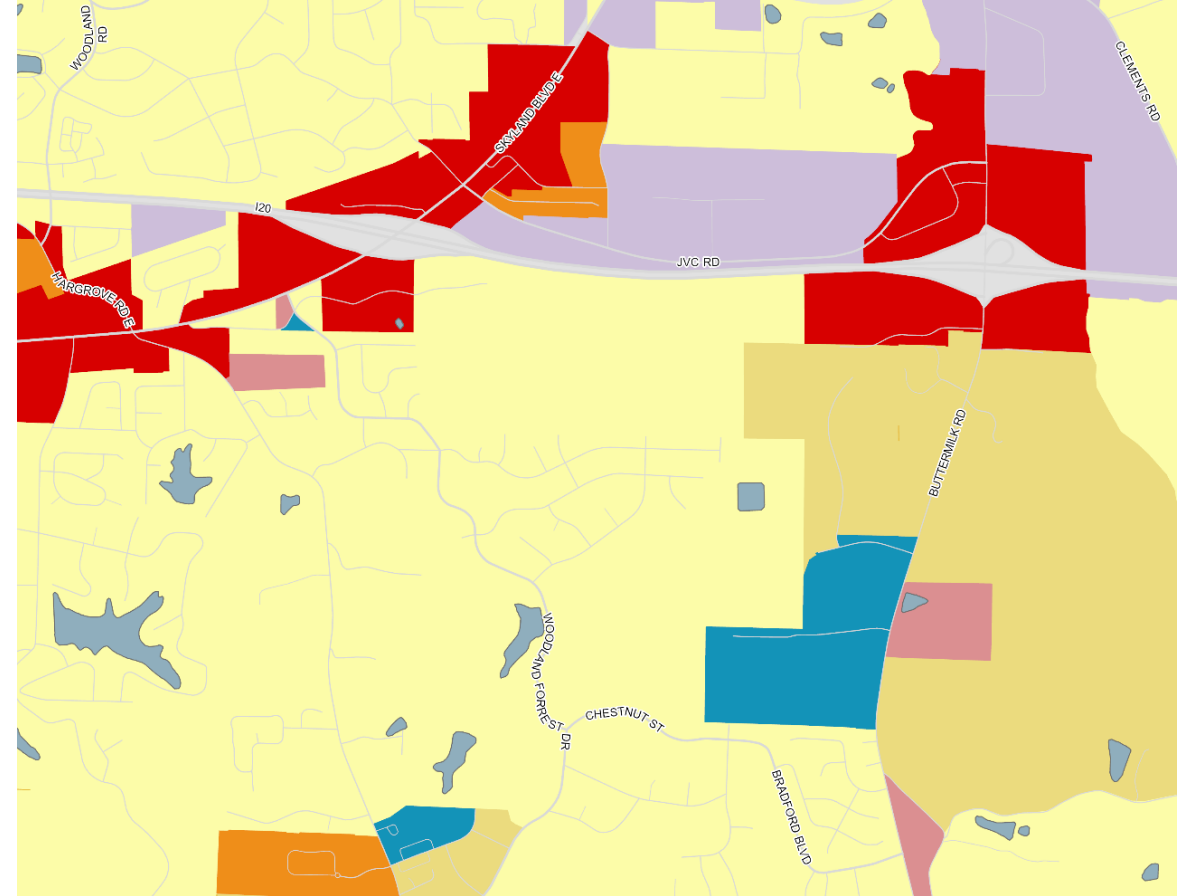
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Woodland Forrest - Overview



Open House



Proposed Change

Aerial of Commercial Corridor Property

Sign in

Skyland Blvd.
Skyland Blvd.

Woodland Forrest Dr.
Woodland Forrest Dr.

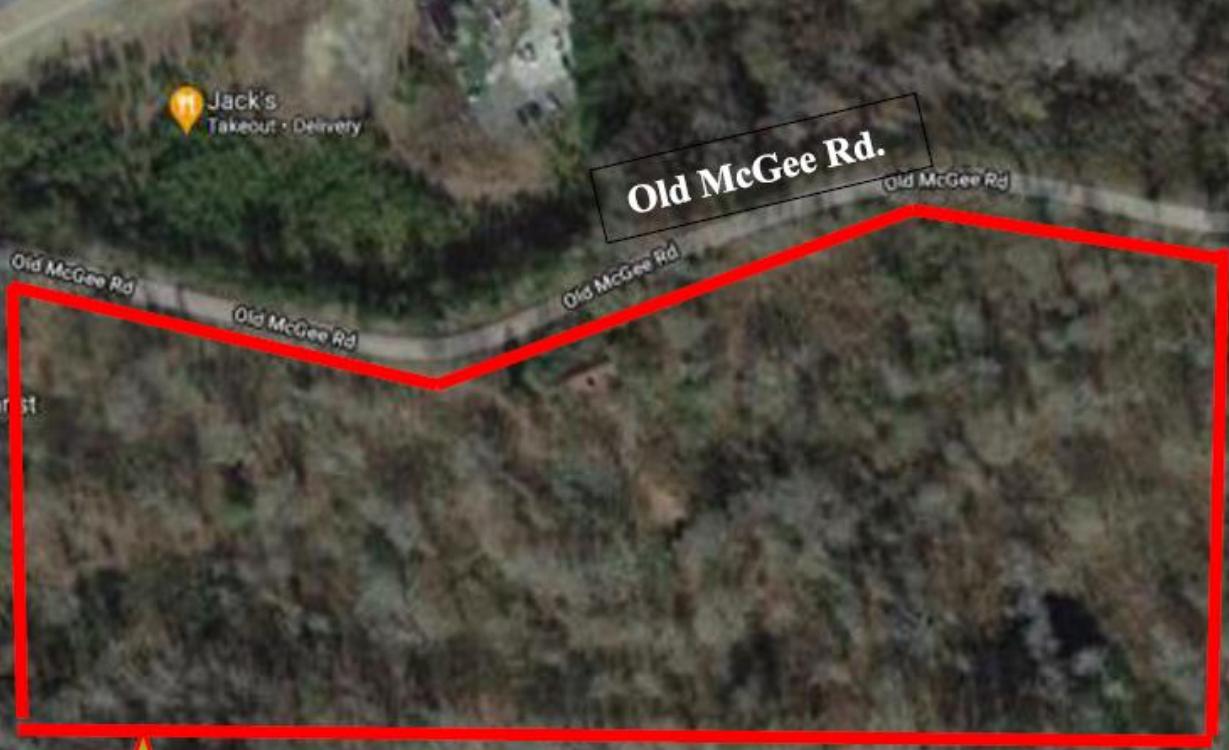
Woodland Forrest Dr.
Woodland Forrest Dr.

Old McGee Rd.
Old McGee Rd.

Spicewood St.
Spicewood St.

Spicewood St.
Spicewood St.

 = home

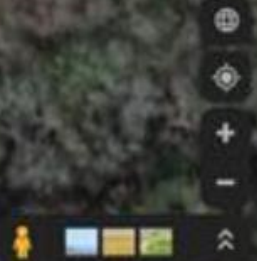


Texaco Tuscaloosa

Jack's
Takeout · Delivery

East Pointe
Church of Christ

Google





Planning Commission Role

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State of Alabama Code

11-52-2 (Creation of Planning Commissions):

- Authorizes cities to create municipal plans and create a planning commission

11-52-6 (Powers and Duties):

- Promote municipal planning
- Promote public interest in and understanding of the master plan
- Recommend programs for public structures and improvements along with financing

State of Alabama Code

11-52-8 (Adoption of Master Plan):

- “It shall be the function and duty of the commission to **make and adopt a master plan** for the physical development of the municipality, including any areas outside of its boundaries which... bear relation to the planning of such municipality.”

State of Alabama Code

11-52-9 (Conduct of surveys):

- “The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare as well as efficiency and economy in the process of development...”

State of Alabama Code

11-52-10 (Procedure for Adoption):

- “The adoption of the plan or any such part or amendment or extension or addition shall be by resolution of the commission carried out by the affirmative votes of not less than six members of the commission...”

Planning Commission Role

Adoption Resolution

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Adjourn

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