

# FRAMEWORK

Creating a dynamic guide for Tuscaloosa

February 8, 2021

The following is the summary of revisions identified through the Special Called Meetings process for the comprehensive plan document. Each change is documented by previous page number, revised page number, summary of revisions, and revision source during the comprehensive plan document review.

Framework Revision Summary			
Previous Page #	Revised Page #	Revision Summary	Source
<b>Preface</b>			
iv	-	<ul style="list-style-type: none"> <li>General amendments to city personnel</li> </ul>	Staff Review
<b>1. Introduction</b>			
8	-	<ul style="list-style-type: none"> <li>Addition to process narrative to describe adoption review</li> </ul>	Staff Review
<b>2. Growing</b>			
24	-	<ul style="list-style-type: none"> <li>Amended Intent:                             <ul style="list-style-type: none"> <li>Discourage large “multifamily and” student-oriented housing developments</li> </ul> </li> <li>Amended Primary uses:                             <ul style="list-style-type: none"> <li>“Small-scale” multifamily residential</li> </ul> </li> <li>Amended Building Blocks:                             <ul style="list-style-type: none"> <li>Parking: “Allow space for pick-up/to-go orders”</li> </ul> </li> </ul>	Staff Review
25	-	<ul style="list-style-type: none"> <li>Amended Intent:                             <ul style="list-style-type: none"> <li>Discourage large “multifamily and” student-oriented housing developments</li> </ul> </li> <li>Amended Primary uses:                             <ul style="list-style-type: none"> <li>Vertical mixed use “with limited, small-scale multifamily residential”</li> </ul> </li> <li>Amended Secondary uses:                             <ul style="list-style-type: none"> <li>“Small-scale” multifamily residential</li> </ul> </li> <li>Amended Building Blocks:                             <ul style="list-style-type: none"> <li>Height: “1.5 story minimum for single family north of Paul Bryant”</li> <li>Parking: “Allow space for pick-up/to-go orders”</li> </ul> </li> </ul>	Staff Review 3/4/2020 Special Called Meeting
-	26	<ul style="list-style-type: none"> <li>Creation of the <i>Downtown Historic Edge</i> character type</li> </ul>	3/4/2020 Special Called Meeting

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Previous Page #	Revised Page #	Revision Summary	Source
			12/14/2020 Special Called Meeting
26	27	<ul style="list-style-type: none"> <li>• Amended Building Blocks:               <ul style="list-style-type: none"> <li>○ Parking: <i>“Allow space for pick-up/to-go orders”</i></li> </ul> </li> </ul>	Staff Review
27	28	<ul style="list-style-type: none"> <li>• Amended Secondary uses:               <ul style="list-style-type: none"> <li>○ <i>“Small-scale”</i> multifamily residential</li> </ul> </li> <li>• Amended Building Blocks:               <ul style="list-style-type: none"> <li>○ Parking: <i>“Allow space for pick-up/to-go orders”</i></li> </ul> </li> </ul>	Staff Review
28	29	<ul style="list-style-type: none"> <li>• Amended Intent:               <ul style="list-style-type: none"> <li>○ Removed last bullet point - <i>“support multi-family residential as secondary to commercial or office uses on a site.”</i></li> </ul> </li> <li>• Amended Secondary uses:               <ul style="list-style-type: none"> <li>○ Removed <i>“multifamily residential”</i></li> </ul> </li> </ul>	Staff Review
29	30	<ul style="list-style-type: none"> <li>• Amended Secondary uses:               <ul style="list-style-type: none"> <li>○ <i>“Small-scale”</i> multifamily residential</li> </ul> </li> </ul>	Staff Review
30	31	<ul style="list-style-type: none"> <li>• Amended Description:               <ul style="list-style-type: none"> <li>○ Housing generally serves the student population and includes a mix of multi-unit buildings ranging from duplexes and townhomes to large apartment buildings <i>“or other student oriented developments.”</i></li> </ul> </li> <li>• Amended Intent:               <ul style="list-style-type: none"> <li>○ Regulate development character first through building and site standards (size, form, location) and consider density in terms of bedrooms <i>“and a possible density cap.”</i></li> </ul> </li> <li>• Amended Primary uses:               <ul style="list-style-type: none"> <li>○ Added <i>“student oriented development”</i></li> </ul> </li> <li>• Amended Building Blocks:               <ul style="list-style-type: none"> <li>○ Height: <i>“1-3 stories for secondary uses.”</i></li> </ul> </li> </ul>	Staff Review
31	32	<ul style="list-style-type: none"> <li>• Amended Description:               <ul style="list-style-type: none"> <li>○ Removed reference to <i>“Downtown and Riverfront Development”</i> character types</li> </ul> </li> <li>• Amended Intent:</li> </ul>	Staff Review

Framework Revision Summary			
Previous Page #	Revised Page #	Revision Summary	Source
		<ul style="list-style-type: none"> <li>○ Measure residential density in terms of "bedrooms per acre and a possible density cap."</li> </ul>	
32	33	<ul style="list-style-type: none"> <li>● Amended Primary uses:               <ul style="list-style-type: none"> <li>○ "Small-scale" multifamily residential</li> <li>○ Removed "two-family residential"</li> </ul> </li> </ul>	Staff Review
46	47	<ul style="list-style-type: none"> <li>● Added "Building Aesthetics" to the list of Development Standards in the sidebar</li> </ul>	3/4/2020 Special Called Meeting
56	57	<ul style="list-style-type: none"> <li>● Amended GR 6.3 to include an additional area intent bullet "Focus on creating opportunities for non-student living and directing student oriented development toward the University Residential areas. Some student housing is likely in the area but should be limited."</li> </ul>	3/4/2020 Special Called Meeting
58	59	<ul style="list-style-type: none"> <li>● Amended start date to "2017" for the West Tuscaloosa Community Inventory</li> </ul>	Staff Review
60	61	<ul style="list-style-type: none"> <li>● Amended GR 7.3 to detail "appropriate" industrial.</li> </ul>	3/4/2020 Special Called Meeting
61	62	<ul style="list-style-type: none"> <li>● Amended GR 7.6 to, bullet 2 to include "transitional height"</li> </ul>	3/4/2020 Special Called Meeting
<b>3. Living</b>			
85	87	<ul style="list-style-type: none"> <li>● Amended LI 4.3 to mention "occupancy regulations"</li> </ul>	2/19/2020 Special Called Meeting
<b>4. Connecting</b>			
94	96	<ul style="list-style-type: none"> <li>● Amended CO 2.2 (or added a sidebar) to discuss education about protocols for how to operate with bikes and LSV and vehicles.</li> </ul>	2/19/2020 Special Called Meeting
<b>6. Competing</b>			
133	135	<ul style="list-style-type: none"> <li>● Added a bullet to refer to "Evaluate opportunities to enhance the existing Civil Rights Trail (EXPERIENCING 2.4)"</li> </ul>	2/19/2020 Special Called Meeting
<b>7. Achieving</b>			

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Previous Page #	Revised Page #	Revision Summary	Source
-	151	<ul style="list-style-type: none"><li>Added glossary terms</li></ul>	