

November 2, 2022

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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, Executive Director

Zach Ponds, CNU-A, Acting Director of Planning

Will Smith, Director of Codes and Development Services

Jimbo Woodson, Deputy City Attorney

Planning Commission Members

Bill Wright, Chair

Tim Harrison, Vice-Chair

Vince Dooley

Estella Hare

Anne Hornsby

Eddie Pugh

Councilwoman Raevan
Howard Williams

Dena Prince

Steven Rumsey



Disclosure of Possible Conflicts

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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 some are holding pens. A sign on the table reads "TABLE 8".

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 **review** draft code articles as provided in advance of the meetings
- Should **refrain from arguing** with public commenters
- Should **listen**, ask questions only if you do not understand and need **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 **three-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

The code rewrite will...

- Maintain what works today and update what does not
- Make the code more user-friendly
- Implement the Comprehensive Plan's recommendations
- Redefine or consolidate some existing zoning districts and add new districts.
- Update development standards and permitted uses

Zoning Ordinance Update Process

1. Zoning Text

- a. Purpose, Intensity, Dimensional Standards*
- b. Development Standards*
- c. Use Standards*

2. Zoning Map

Zoning Code Articles

1. General Provisions
2. Definitions and Rules for Measurement
3. Administration
4. **Zoning Districts**
5. Use Regulations
6. Development Standards
7. Enforcement
8. Nonconformities

Planned Developments

GPD – General Planned Development

RPD – Riverfront Planned Development

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Purpose

This section builds on the current Zoning Ordinance to:

- Outline the **purpose of planned developments** and **procedure for approving** planned development districts
- Identify the **two types** of planned developments; Planned Development (PD) and Riverfront Planned Development (RPD)
- **Simplify and streamline** the current PD provisions to improve the user-friendliness of the zoning ordinance
- Incorporate **modern best practices** for planned developments in the City.

Current Zoning Ordinance

The current ordinance includes:

- **Two types** of planned development districts; Planned Unit Developments (PUD) and Riverfront Development Districts (RDD)
- Connection between **specific regulations (lot size, density, etc.)** to base zoning districts such as residence and business districts
- **General regulations** that should be included in a planned development, but provides a greater degree of flexibility
- Application procedure for **approving a planned development** (broad timeline and guidelines for the process)

Proposed Zoning Ordinance

The proposed ordinance seeks to improve regulations by:

- Providing **clear purpose and intent** for establishing a planned development
- Defining the relationship and **potential modifications** that can be made to existing planned unit developments
- Detailing the **requirements for planned development** narratives including specific regulations that should be defined
- **Aligning planned developments** with base zoning district but offering greater flexibility to specific regulations
- **Clarifying the approval process** and criteria for establishing a planned development

Development Standards for PD

| STANDARD | MEANS TO MODIFY |
|---|--|
| Sec. 24-6.1, Mobility and Connectivity Standards | PD Plan and PD Agreement |
| Sec. 24-6.2, Off-Street Parking, Bicycle Parking, and Loading Standards | PD Plan and PD Agreement [1] |
| Sec. 24-6.3, Landscape and Buffer Standards | PD Plan and PD Agreement |
| Sec. 24-6.4, Open Space Standards | Modification Prohibited |
| Sec. 24-6.5, Fence and Wall Standards | PD Plan and PD Agreement |
| Sec. 24-6.6, Exterior Lighting Standards | PD Plan and PD Agreement |
| Sec. 24-6.7, Neighborhood Compatibility Standards | PD Plan and PD Agreement, except modification is prohibited at the periphery of the district |
| Sec. 24-6.8, Form and Design Standards | PD Plan and PD Agreement |
| Sec. 24-6.9, Green Building Incentives | PD Plan and PD Agreement |
| Sec. 24-6.10, Signs and Billboards | PD Plan and PD Agreement (Only Signs) Modifications Prohibited for Billboards |
| <p>[1] The proposed development shall include adequate off-street parking to serve the development. If the proposed planned development provides lands for single-family detached lots, the applicant shall provide a detailed graphic depiction of the proposed off-street parking arrangements for the dwelling units with, and for units without, enclosed garages. The applicant shall also provide proposed covenant provisions or other safeguards in regard to future yard and house modifications which ensures the permanent maintenance of a minimum of two off-street parking spaces for the single-family detached units.⁴²⁹</p> | |

General Planned Development (GPD)

Following zoning districts may be classified GPD:

- Any Residential base district except the OS, CN, SFR-E, MRU, MFRU, or MHR districts; and
- Any Business base district except the D district.

Table 4-64: Maximum Density of GPD in Specific Districts

| DISTRICT ZONING CLASSIFICATION | DWELLING UNITS PER ACRE OF GROSS SITE AREA [1][2] |
|--------------------------------|---|
| LR | 4 |
| LMF | 7 |
| SFR-1 | 4 |
| SFR-2 | 5 |
| SFR-3 | 6 |
| SFR-4 | 7 |
| SFR-5 | 9 |
| MR-1 | 15 |
| MR-2 | 18 |

Stakeholder Involvement: GPD

Stakeholder involvement identified:

- Be sure that the alley street cross section is nailed down to avoid trash/garbage problems (done in alignment with TTS)
- Will this allow for small infill development?

Riverfront Planned Development (RPD)

- Only **proposed large-scale development** in the R district shall be classified as a Riverfront Planned Development (RPD) district.
- For the purpose of the RPD and R districts, large-scale development is **proposed development** that results in over **20,000 square** feet of nonresidential development, and/or over **20 residential units**, or development that is located on a lot that is over 25,000 square feet in area.

Riverfront Planned Development (RPD)

Table 4-65: RPD Intensity and Dimensional Standards

| | STANDARD | ALL USES |
|---|----------------------------------|---|
| | Density (max) | To be established in PD Plan and PD Agreement |
| | Lot width (min ft) [2] | |
| | Front setback (min ft) [3] | |
| | Side setback (min ft) | |
| | Rear setback (min ft) | |
| | Building height (min ft/stories) | 22 ft or 2 stories, whichever is less |
| | Building height (max ft/stories) | 72 ft or 6 stories, whichever is less [4] |
| <p>NOTES</p> <p>[1] max = maximum; min = minimum; du = dwelling units; ft = feet; sf = square feet</p> <p>[2] The tract should consist of a single contiguous area of land, except the land may be bisected by local service streets only.</p> <p>[3] To the maximum extent practicable, buildings shall define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should avoid substantial variations in setback alignment along the street frontage on each block face.</p> <p>[4] Building height may be increased if it is demonstrated the additional height of the building is compatible with surrounding development and does not block views to the river from adjacent lands.</p> | | |

Stakeholder Involvement: RPD

Stakeholder involvement identified:

- Revise third sentence of the purpose statement to read, “The district may include nonresidential uses, residential uses mixed with nonresidential uses or residential uses. Student housing shall not be included within the district.”
- Maintain preservation of riverviews and add a sentence to “visual or actual connections to the river through the Riverwalk will be negotiated as part of the PD process.”
- Minimum and maximum building heights be established through PD process similar to density and setback.

Public Comment

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Next Steps

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Special Called Meeting Schedule

December 7, 2022

Subdivision Regulations Part I

January 4, 2023 (virtual-only)

Land Use Character Types

Difference between character types and zoning

How to use the character types

February 1, 2023

Signs

Architectural Design Standards (for industrial, commercial, and residential)

March 1, 2023

Land use regulations part I

Full schedule on Framework.Tuscaloosa.com

Provide comments

Framework.Tuscaloosa.com

1. Review the draft articles posted prior to each meeting
2. Submit comments
3. View the meeting schedule

The screenshot displays the 'FRAME/WORK' website header with the tagline 'Creating a dynamic guide for Tuscaloosa'. The navigation menu includes 'ZONING CODE UPDATE' (highlighted), 'COMPREHENSIVE PLAN', 'ABOUT', 'NEWS', and a search icon. The main content area features a yellow background with the heading 'ZONING CODE UPDATE' and a paragraph: 'On February 17, 2021, the City of Tuscaloosa Planning Commission adopted the Framework Comprehensive Plan. The City is now undertaking the second major phase of Framework and one of the most important steps to take the plan to action – updating the zoning ordinance.' Below this text are three icons: a calendar, an open book, and two overlapping speech bubbles. Underneath each icon is a corresponding text label: 'About the zoning code update', 'Documents and work products', and 'Provide input and feedback'. A URL bar at the bottom left shows 'https://framework.tuscaloosa.com/zoning-code/'.



Adjourn

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