

December 7, 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

Mike Gardiner, Associate City Engineer

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 are focused on the work at hand. 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

Subdivision Regulations

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Purpose

This section establishes a new format that:

- Identify the **authority, procedures, and regulations** for subdividing land in the City;
- Carry forward appropriate regulations from the **current code** that are applicable to subdivisions;
- **Clarify regulations** and potential conflicts with state or other laws;
- Ensure development is in **accordance with the comprehensive plan** and other City policies; and,
- Provide **provisions governing subdivision procedures**, enforcement, and applicability.

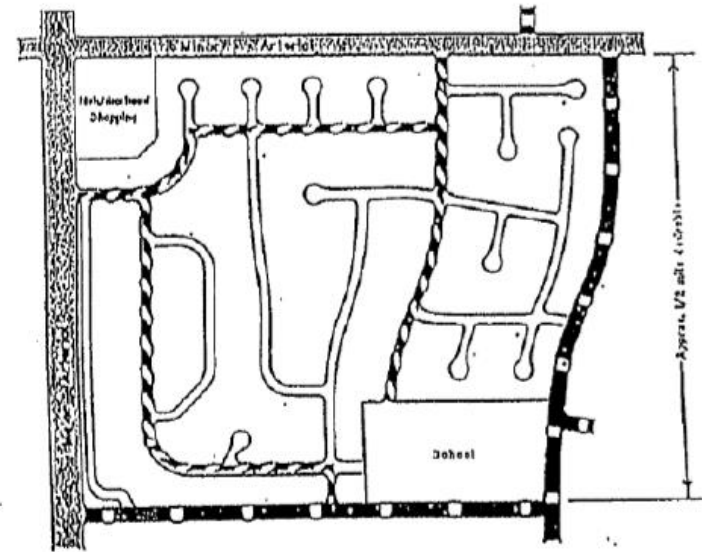
UPDATE

This section carries forward many regulations from the current code. New sections, clarifications, and modifications have been incorporated throughout to outline clear, modern regulations, improve user-friendliness, and support decision makers in reviewing applications.

Current Regulations

Adopted September 22, 1980

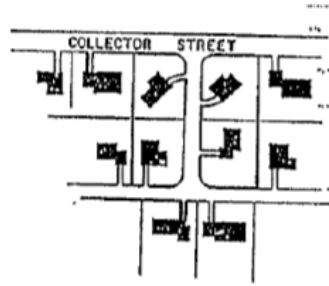
- Focused on **new residential subdivisions on undeveloped land**;
- Do not provide **direct guidance on regularly seen topics**: resurveys in existing subdivisions, eliminating lot lines, large heir divisions
- Ambiguous on topics like **Condominium subdivision** or **Master Plans**;
- Do not account for how **large Planning Jurisdiction** would be, or 2013 agreement with County;
- **Conflicts** with county regulations in aspects.



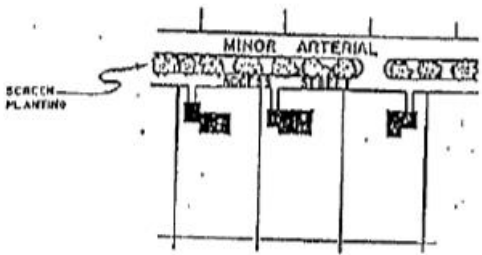
Current Graphics



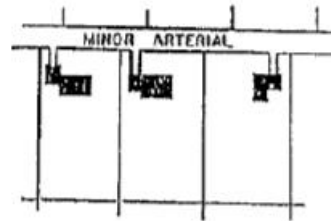
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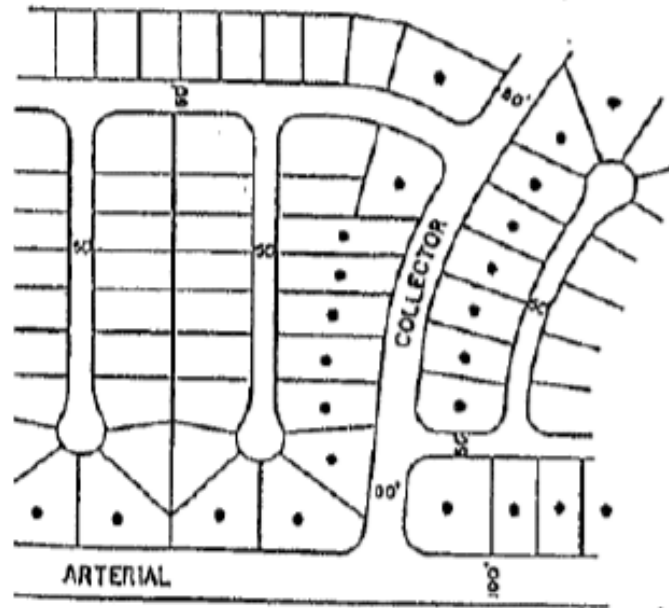
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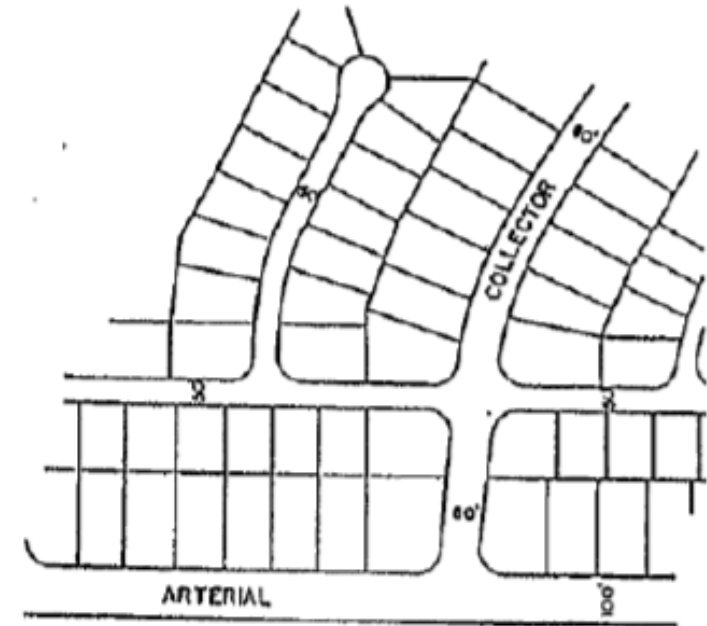


NOT THIS



COVENANT PROHIBITING ACCESS TO COLLECTOR/ARTERIAL STREET

THIS



NOT THIS

Subdivision Regulation Articles Current

1. General Provisions
2. Definitions
3. Use of Metric and English Dimensions
4. Subdivision Design Principles and Standards
5. Required Improvements
6. Procedures for Approval & Inspection of Subdivisions
7. Specifications for Documents to be Submitted
8. Amendments and Legal Considerations
9. Appendices

Subdivision Regulation Articles Proposed

1. General Provisions
2. Definitions and Rules for Measurement
3. Administration
4. Subdivision Standards and Design
5. Condominium Subdivision
6. Permitting, Construction, and Inspection of Improvements
7. Final Plats

Notable updates to subdivision regulations

- Provisions recognizing appropriate **reviewing bodies**, state or federal laws, and **applicability to existing and future** subdivisions;
- **Consolidates definitions** used throughout the regulations while refining, modernizing, or rewriting definitions as appropriate;
- Summarizes **application types and procedures** in tables and graphics, including an overall process and application specific processes with appropriate steps;
- **Aligns regulations** (focused on connectivity, walkability, neighborhoods, etc.) with goals and objectives of Framework Comprehensive Plan;
- **Creates general regulations** for subdivision, with additional PJ or COT standards depending on the type/location of the subdivision

Subdivision Regulation Articles Proposed

1. General Provisions

1. *Title*
2. *Authority and Jurisdiction*
3. *General Purposes*
4. *Transitional Provisions*
5. *Enforcement, Violations, and Penalties*
6. *Conformity with Adopted Plans*
7. *Conflict with City Specification*
8. *Amendments and Legal Considerations*
9. *Effective Date*

Subdivision Regulation Articles Proposed

2. Definitions and Rules for Measurement

1. *General Rules for Interpretation*
2. *Rules of Measurement*
3. *Definitions*

3. Administration

1. *Summary Table of Subdivision Review*
2. *Advisory and Decision-Making Bodies*
3. *Standard Application Requirements and Procedures*
4. *Application-Specific Review Procedures*

Definitions

Term used in the ordinance

Definition applicable to the ordinance

H

Half-Street Improvement That improvement to the cross section of an existing street which is required by Sec. 26-4.2.1.a, Cross Section, or Sec. 26-4.3.1.a, Cross Section, of these Regulations, as further described in the City of Tuscaloosa Standard Drawings.⁴¹

Housing Unit *[definition will be added]*

L

Landowner Any owner of a legal or equitable interest in real property, including the heirs, devisees, successors, assigns, and agent or personal representative of the owner.⁴²

Land Development Permit See Chapter 21 of the Code of Tuscaloosa.

Lot of Record A parcel of land that is part of a subdivision, the map of which has been recorded by the County Office of Probate or a parcel of land described by metes and bounds the description of which has been recorded by the County Office of Probate.⁴³

Definitions and terms to consider:

- Pre-Plat
 - *Used instead of Pre-Design. “Pre-Plat Review” or “Pre-Plat Conference”*
- Waiver
 - *A mechanism to allow deviations from specific standards in these Regulations when the strict application of the standards would result in unnecessary hardship*

Definitions and terms to consider:

- Subdivision, Minor
 - *Within the corporate limits: The subdivision of land into not more than three lots of a reduction of the number of lots in an existing subdivision*
 - *Outside the corporate limits: The subdivision of land into not more than six lots, with a maximum of 20 acres, or a reduction of the number of lots in an existing subdivision*
 - *Generally: Lakefront lots on Lake Tuscaloosa, and property within the D, DR, DP, and RU zone districts shall not be eligible for a minor subdivision. A minor subdivision shall not require any public improvements, the dedication of public way, or the expenditure of any funds. In addition, the plan for a minor subdivision shall not conflict with an approved Master Plan, the Official Zone District Map, or any requirements of the Zoning Ordinance or the Subdivision Regulations*

Development Review Process

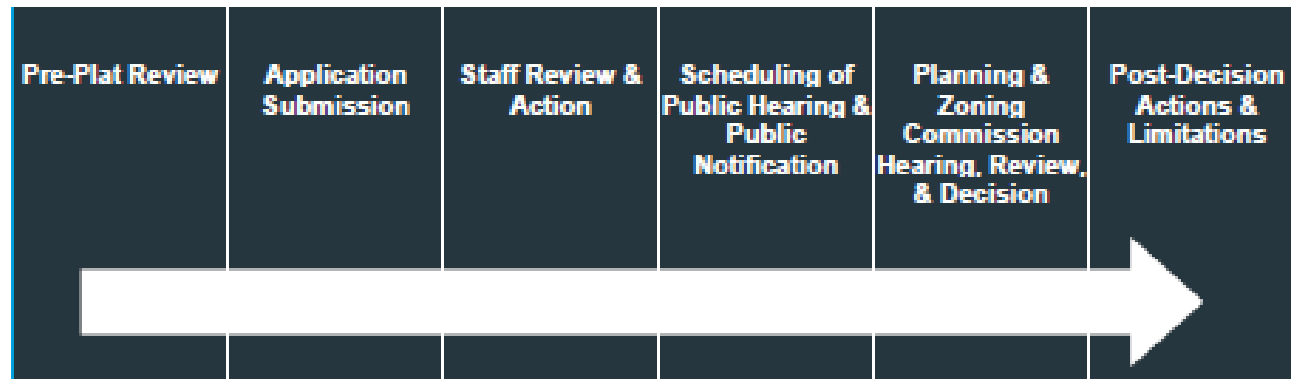
Table 26-3.1. Summary Table of Development Review

D: DECISION RV: REVIEW <_>: PUBLIC HEARING

TYPE OF APPLICATION		PLANNING AND ZONING COMMISSION	DIRECTOR OF PLANNING	CITY ENGINEER
SUBDIVISION				
	Master Plan	<D>	Rv	Rv
Subdivision				
	Preliminary Plat [1]	<D>	Rv	Rv
	Final Plat		D [2]	D
Minor Subdivision			D	D
RELIEF				
	Waiver	<D>	Rv	Rv
NOTES:				
[1] Approval of the Preliminary Plat by the Planning and Zoning Commission is conditioned upon the approval of required plans and profiles by the City Engineer. Preliminary approval of a proposed subdivision lapses after one year if construction of the subdivision has not begun.				
[2] The Director of Planning, in the Director's discretion, may forward an application for a final plat to the Planning and Zoning Commission for final approval.				

Development Review Process

Figure 26-3.3: Summary of Standard Review Procedures



Standard review process for all application types

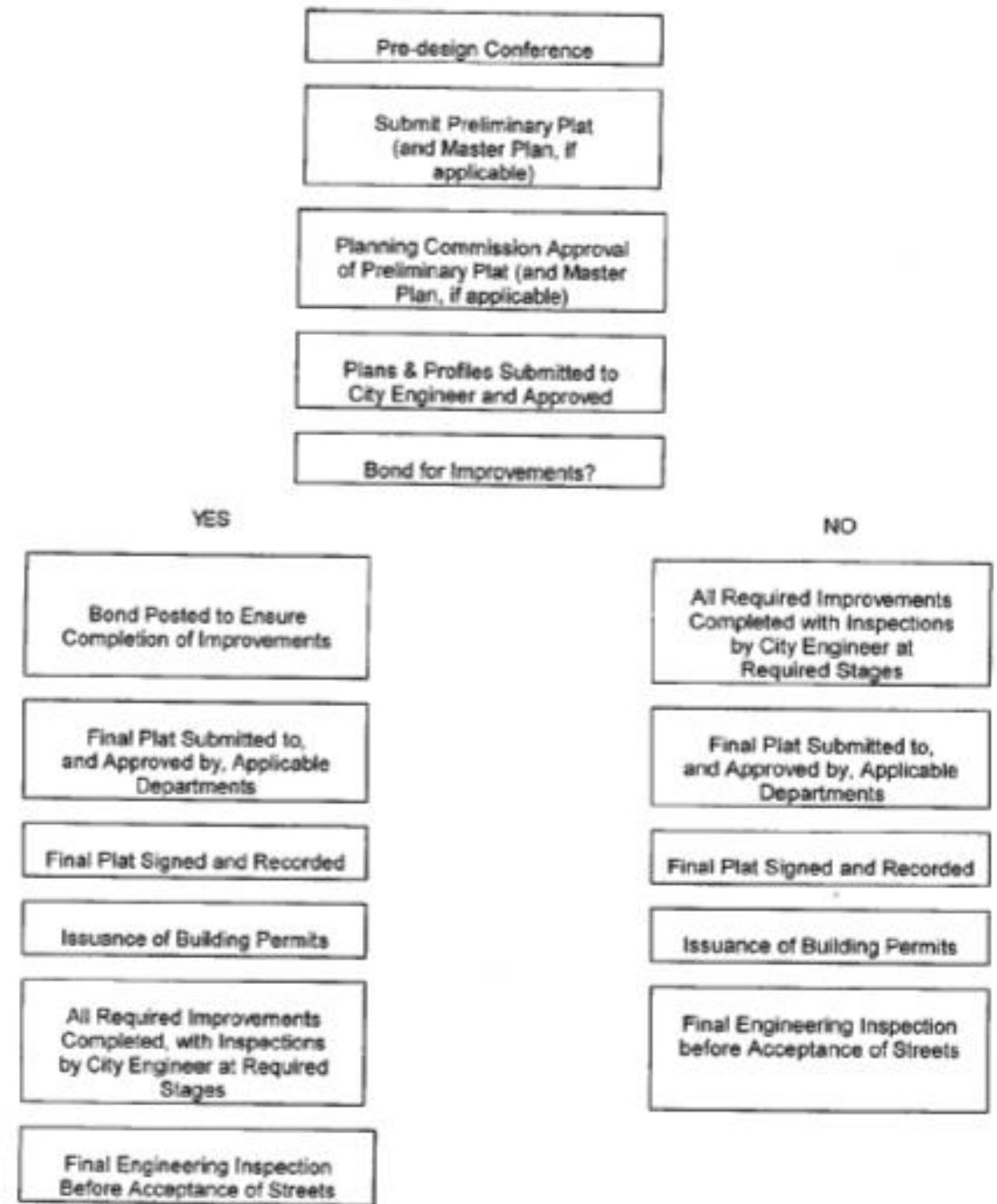
Figure 26-3.4.1: Summary of Master Plan Procedure



Specific review procedure for application with applicable steps

= Applicable; =Not Applicable

Development Review Process Outline Today



Subdivision Regulation Articles Proposed

4. Subdivision Standards and Design

1. *General*
2. *Additional Planning Jurisdiction Standards*
3. *Additional City of Tuscaloosa Standards*

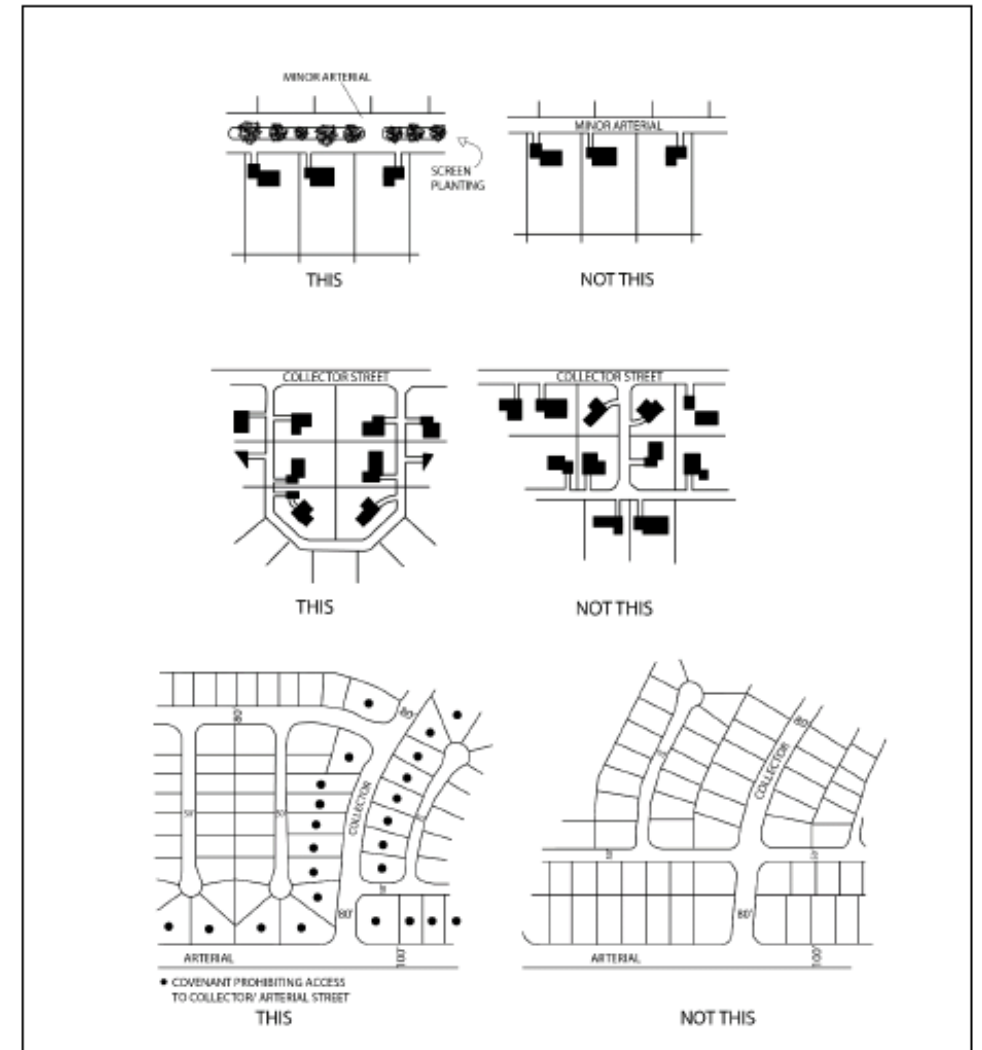
5. Condominium Subdivision

1. *General*
2. *Areas Where Zoning Districts Apply*
3. *Areas Where Zoning Districts Do Not Apply*

Street Design

- Subdivision streets designed to standards set forth in the Tuscaloosa Transportation Standards (use TTS instead of establishing standards in Sub Regs).
- Effect of Street Classification on Subdivision Layout (lessen/eliminate driveways on Collectors and above)

Figure 26-4.1.1.b: Driveway Access and Street Layout



Connectivity

New subsection emphasizing neighborhood connectivity (mentioned in Framework 44 times):

- Creates “**connectivity index**,” and subdivisions shall achieve index of not less than 1.6. Links divided by nodes or link ends (including cul-de-sacs).
- Gives Director of Planning ability to reduce index due to topographical conditions, natural features, or existing street configurations; or if it’s determined that connectivity within the development cannot be achieved or is unreasonable based on the constraints of the property

Figure 26-4.1.1.e: Example Street Connectivity Index Calculation



Connectivity Index Score: 1.7

Standards & Design for Consideration

- **Stub Streets**
 - Where future connection is planned, a sign of a durable material (wood or metal) shall be installed with words, “FUTURE STREET CONNECTION” to inform land owners
- **Public Street Frontage**
 - City minimum is 20’
 - County minimum is 30’
- **Lot Configuration**
 - *New regulation would allow Director of Planning to approve alternate lot configurations where topography or other special conditions exist. Director of Planning and City Engineer would confer and make determination; appeal would go to Planning and Zoning Commission as requested waiver.*

Subdivision Regulation Articles Proposed

6. Permitting, Construction, and Inspection of Improvements

1. *Plans and Profiles of Improvements*
2. *Construction and Inspection*

7. Final Plats

1. *Final Plat Procedure and Design Standards*
2. *Acceptance and Bonding Improvements*

Public Comment

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Next Steps

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Special Called Meeting Schedule

January 4, 2023 **(virtual-only)**

Land Use Character Types

Difference between character
types and zoning

How to use the character
types

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 shows the Framework Tuscaloosa website. The header includes the logo "FRAME/WORK" with the tagline "Creating a dynamic guide for Tuscaloosa". Navigation links include "ZONING CODE UPDATE" (highlighted), "COMPREHENSIVE PLAN", "ABOUT", "NEWS", and a search icon. The main content area has a yellow background and features the heading "ZONING CODE UPDATE". Below the heading is 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." Three icons are displayed: a calendar, an open book, and two overlapping speech bubbles. Below each icon is a 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/".

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ZONING CODE UPDATE COMPREHENSIVE PLAN ABOUT NEWS 🔍

ZONING CODE UPDATE

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.

About the zoning code update Documents and work products Provide input and feedback

<https://framework.tuscaloosa.com/zoning-code/>



Adjourn

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