

January 4, 2023

# FRAME/WORK

Creating a dynamic guide for Tuscaloosa



**Welcome**

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# Future Land Use Character Map

Creation

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# 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)

# 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



# Future Land Use Character Map

Planning v. Zoning

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# Future Land Use and Character Map (FLUM)

- **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



# Summary of Differences

## Future Land Use Plan

- Describes **future** land uses
- Defines **general** development characteristics
- Applies within the **planning jurisdiction** (beyond current city limits)
- Is not parcel specific
- Not legally binding, but zoning changes should be “in accordance with” the Plan

## Zoning Ordinance

- Defines land uses and development characteristics allowed on land **today**
- More **specific** and detailed than the Plan
- Applies within **current city limits**
- Zoning map is parcel specific
- Legal document: departure from zoning requires review and approval



# Land Use Type Definitions

1. Description of character and intent
2. Photos (preferred examples)
3. List of appropriate uses
4. Physical attributes

## DOWNTOWN CORE

The Downtown Core is the historic and civic heart of the city. Development includes both new and adaptively reused historic buildings that support a mix of employment, commercial, entertainment, civic and residential uses in single-use and vertically mixed-use buildings. Buildings frame attractive, pedestrian-scale streets.

### Intent

- Promote infill development on vacant lots.
- Support multi-family and attached residential development but discourage large multi-family and student-oriented housing developments.
- Reduce/consolidate surface parking (encourage shared parking).
- Retain historic character through adaptive reuse of existing buildings.
- Improve connections and transitions to surrounding neighborhoods.
- Employ standards for quality architectural design.

### Primary Uses

- Vertical mixed-use
- Office
- Commercial/Retail
- Civic/Institutional
- Hotel/Accommodation
- Small-scale multi-family residential

### Secondary Uses

- Attached residential (townhomes)
- Parks and open space

### Building Blocks

Building blocks described below serve as a general guide to the intended scale and character of development. Specific standards including building height, setback, lot size, and lot coverage (among other standards) are defined in the Zoning Ordinance and may vary by zoning district.

Height Range	2-stories, minimum (generally at least 25 feet).
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Building Form	Variety of types from freestanding buildings to attached buildings. Civic buildings may have
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### Example Pattern








### Example Character



# Future Land Use Categories






## Mixed Use Areas

-  Downtown Core
-  Downtown Edge
-  Downtown Historic Edge
-  Campus Services
-  Riverfront Development



## Commercial Areas

-  Corridor Commercial
-  Limited Commercial

## Neighborhoods and Residential Areas

-  University Residential
-  Multi-family Residential
-  Traditional Neighborhood, Core
-  Traditional Neighborhood, Edge
-  Suburban Residential
-  Lakeside Living

## Employment and Industrial Areas

-  Flex Employment Center
-  Industrial

## Institutional Areas

-  University Campus
-  Civic / Institutional

## Conservation Areas

-  Rural Edge / Conservation Development
-  Parks and Open Space
-  Environmentally Sensitive Development

# Future Land Use Categories vs Zoning

*Example:*

## ***Future Land Use Category***

- Traditional Neighborhood, Core
- Suburban Residential
- Multifamily Residential
- Industrial

## ***Proposed Zoning District***

- Single Family Residential (SFR-1, SFR-2, SFR-3), Mixed Residential (MR-1, MR-2), Multifamily Residential (MFR)
- Single Family Residential (SFR-4, SFR-5), Mixed Residential (MR-1)
- Multifamily Residential (MFR)
- Industrial (IL, IG, IH)

# Applying the FLUM

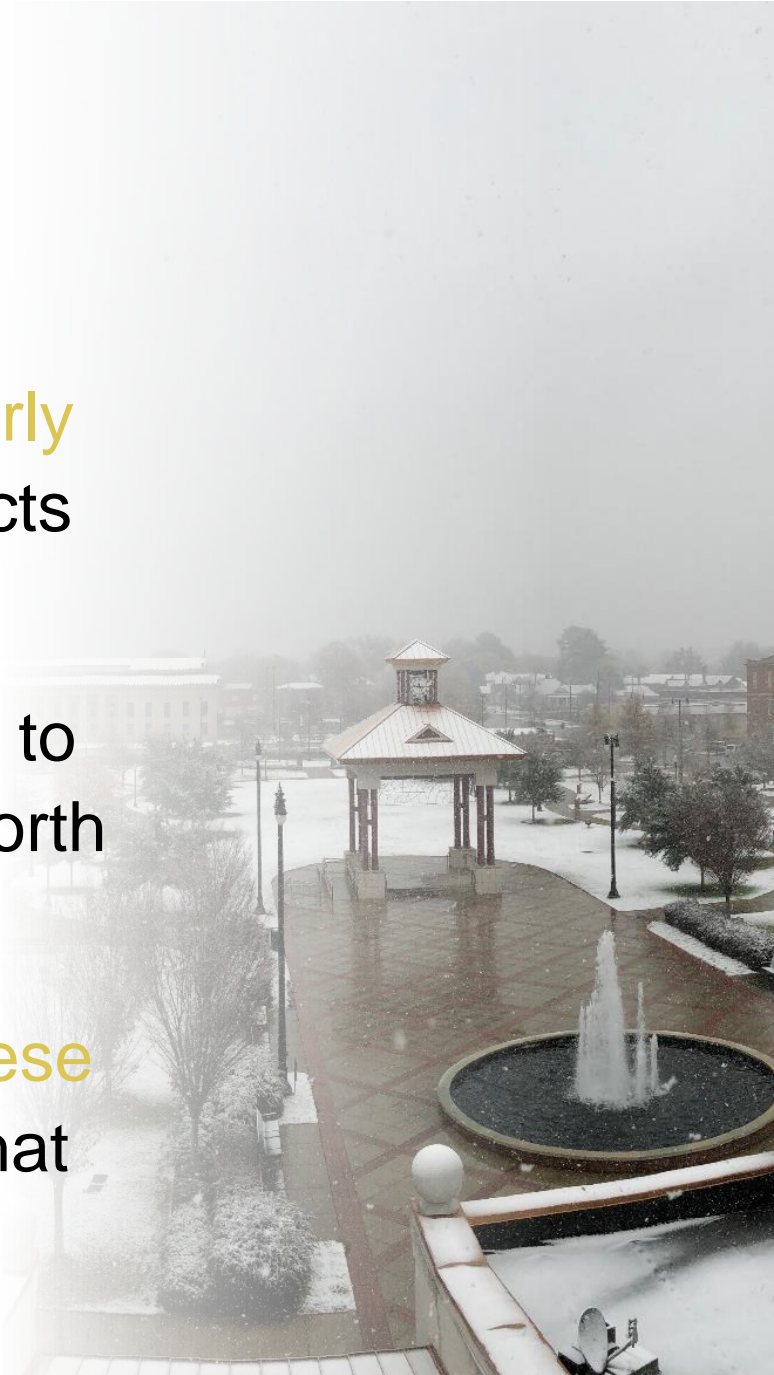
- **The land use vision (FLUM) is implemented over time through many public and private decisions**
  - *For example, property owners seeking to redevelop or change the use of their property often must seek rezoning*
  - *Rezoning evaluations are evaluated with respect to how they conform to the Framework Comprehensive Plan's FLUM*
- **FLUM and character descriptions provide additional guidance for evaluating future proposals**
  - *Such as desired uses, building forms, and district or neighborhood intent*
  - *Provide the goals for how land is protected, utilized, and enhanced*

# Considerations for Development

- **Proposals should align with the FLUM by addressing items like:**
  - *Does the proposal support the desired land uses?*
  - *Does the proposal complement the neighboring areas?*
  - *Does the character align with the neighborhood or district?*
  - *Does the proposal provide essential services or amenities?*
  - *Does the proposal help achieve the goals and objectives of Framework?*
- **Requests that may not align should be discussed to understand if they help achieve the overarching goals and objectives**

# Why is this important?

- Tuscaloosa's zoning code (and full map) were established in 1972 and have been amended nearly 1500 times. It is cumbersome and no longer reflects best practices.
- Zoning codes are one of the most important ways to implement long-term plans, like the direction set forth in the new comprehensive plan.
- The purpose of the Code Update is to address these issues and develop new regulations for the City that reflect the vision for land use and development.



# Does the zoning code have limits?

## The code can...

- ✓ Set minimum standards for site and building design, permitted uses, parking, access, signage, landscaping, etc.
- ✓ Support public health/safety and desirable building characteristics
- ✓ Apply to new development and redevelopment (over a certain size)
- ✓ Set requirements for applications, public notice, review, public input, and approval

## The code cannot...

- ✗ Remove existing property rights or force existing development to change (applies moving forward)
- ✗ Regulate issues outside of those permitted by the State of Alabama
- ✗ Prevent construction of approved developments or proposals

# Next Steps

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# Special Called Meeting Schedule

**February 1, 2023**

Development Standards  
Neighborhood Compatibility  
Open Space and Landscape  
Form and Design

**March 1, 2023**

General Provisions  
Rule for Measurement  
Administration  
Mixed Residential, Mobile  
Home, and Multifamily Zoning  
Districts, Historic Overlay

Full schedule on [Framework.Tuscaloosa.com](https://Framework.Tuscaloosa.com)

# Special Called Meeting Schedule

**April 5, 2023**

Signs and Billboards

**May 3, 2023**

Land Use Regulations

Full schedule on [Framework.Tuscaloosa.com](https://Framework.Tuscaloosa.com)

# Special Called Meeting Schedule

**June 7, 2023**

Land Use Regulations

**July 10, 2023**

Subdivision Regulations

Full schedule on [Framework.Tuscaloosa.com](https://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 title "ZONING CODE UPDATE". Below the title 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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