

June 26, 2024

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Call to Order

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Creating a dynamic guide for Tuscaloosa



Welcome

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Creating a dynamic guide for Tuscaloosa

Staff

Ashley Crites, AICP, Executive Director, Urban Development

Zach Ponds, CNU-A, Director of Planning

Jimbo Woodson, Deputy City Attorney

Planning Commission Members

Bill Wright, Chair

Tim Harrison, Vice-Chair

Vince Dooley

Anne Hornsby

Dena Prince

Eddie Pugh

Steven Rumsey

John Smith

Councilwoman Raevan

Howard Williams



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 discussing them. 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 and proposed map amendments 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

Zoning Map Draft Update Process

Future Land Use Character Map
Creation of Draft Zoning Map

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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 Members

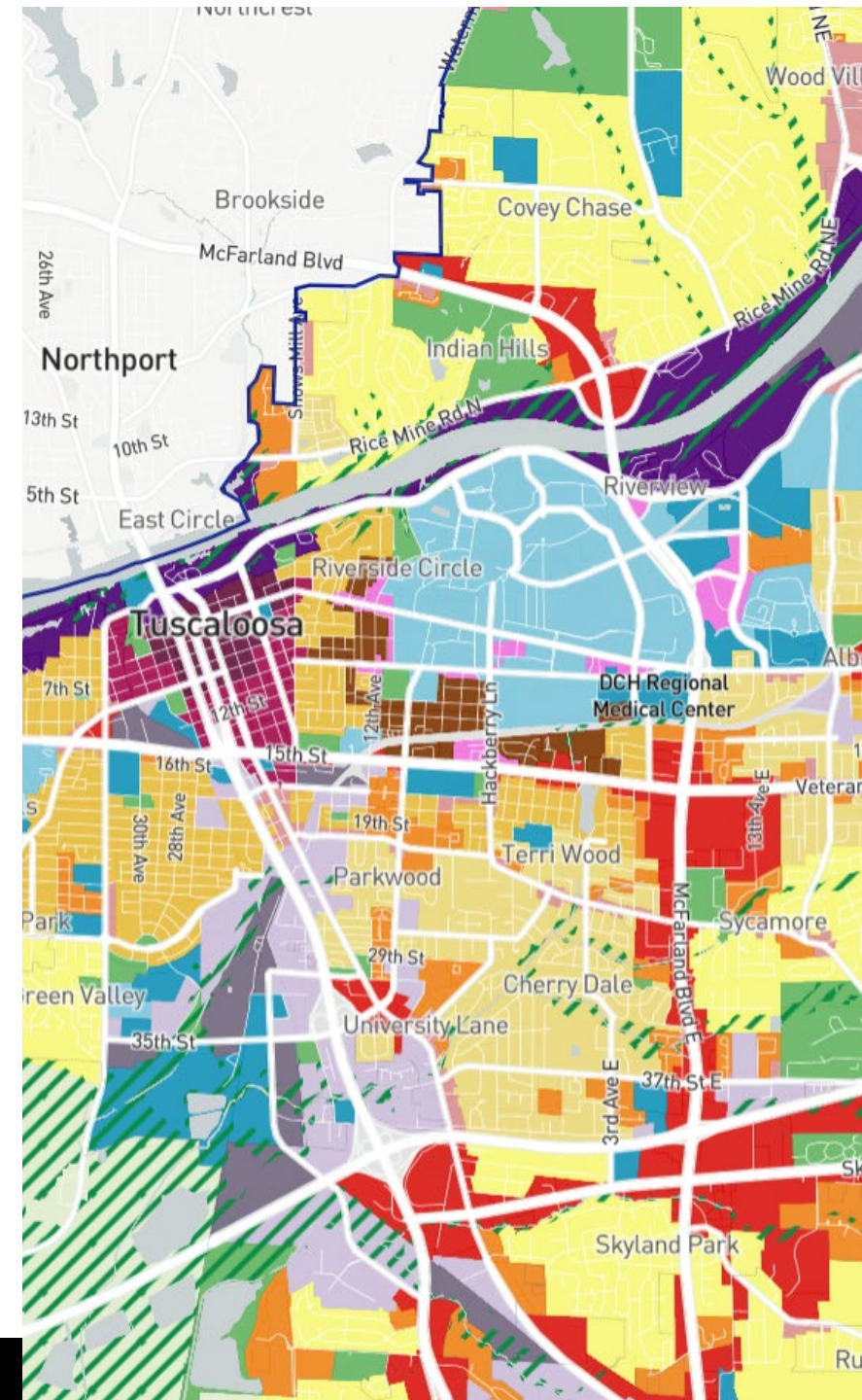
Attendance Record (13 total meetings)

Council District 1	John Rainey	23%
Council District 1	LaShonda Lockett	67%
Council District 2	Paul Rollins, Jr.	23%
Council District 2	Willie Gordon	67%
Council District 3	Tom Chambers	69%
Council District 3	Cindy Stephenson	85%
Council District 4	Craig Williams	77%
Council District 4	Clint Mountain	100%
Council District 5	Michele Coley	100%
Council District 5	Jay Welborn	31%
Council District 6	Daphne Curtis	69%
Council District 6	Wade Feltman	38%
Council District 7	Susie Smith	100%
Council District 7	Stephon Lewis	43%

University of Alabama	Tim Leopard	69%
Tuscaloosa Association of Realtors	Gerald Ross	85%
Chamber of Commerce of West AL	Blake Madison	92%
Homebuilders Assoc of Tuscaloosa	William Blakeney	85%
Stillman College	Lamin Drammeh	46%
Black Warrior Riverkeeper	Nelson Brooke	77%
Tuscaloosa Neighbors Together	Serena Fortenberry	100%
Planning Commission	Robert Reynolds	92%
Planning Commission	Tim Harrison	69%
Planning Commission	Steven Rumsey	69%
Planning Commission	Bill Wright	69%
Mayor appointment	Nicole Prewitt	100%
Mayor appointment	Lydia Avant	62%
Mayor appointment	Erica Grant	73%
Mayor appointment	Chris Hall	75%
Mayor appointment	Brock Corder	100%





Future Land Use and Character Map

- **NOT A MANDATE** for development or rezoning
- A **POLICY GUIDE**
- **Implemented** through:
 - 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 and Character Map Categories






Mixed Use Areas

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



Commercial Areas

-  Corridor Commercial
-  Limited Commercial



Neighborhoods and Residential Areas

-  University Residential
-  Multifamily Residential
-  Traditional Neighborhood, Core
-  Traditional Neighborhood, Edge
-  Suburban Residential
-  Lakeside Living

Employment and Industrial Areas

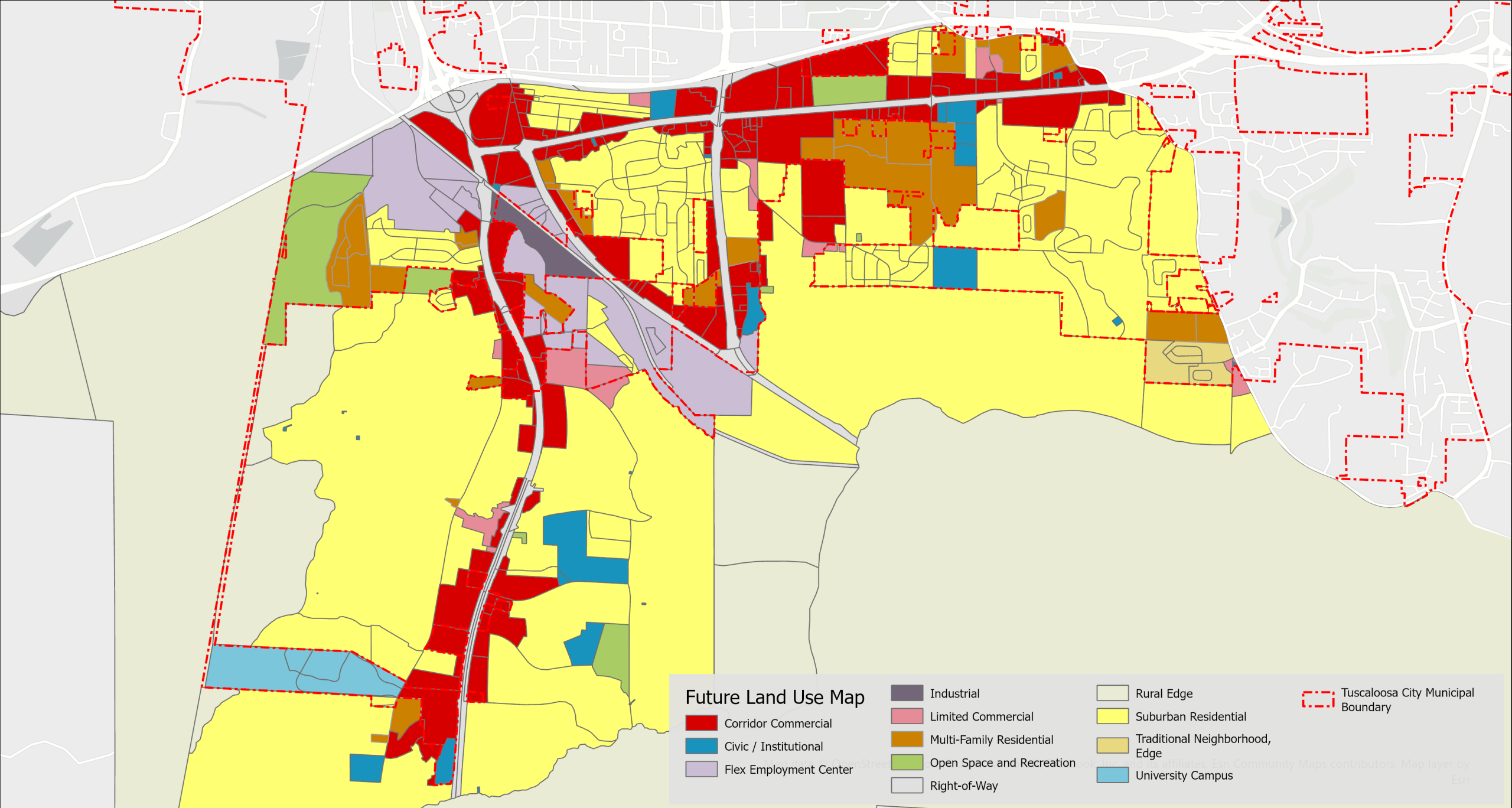
-  Flex Employment Center
-  Industrial

Institutional Areas

-  University Campus
-  Civic / Institutional

Conservation Areas

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



Future Land Use Map

- | | | | |
|--|---|--|--|
|  Corridor Commercial |  Industrial |  Rural Edge |  Tuscaloosa City Municipal Boundary |
|  Civic / Institutional |  Limited Commercial |  Suburban Residential | |
|  Flex Employment Center |  Multi-Family Residential |  Traditional Neighborhood, Edge | |
| |  Open Space and Recreation |  University Campus | |
| |  Right-of-Way | | |
















Map layer by Esri

Zoning Map: Creation




- Staff is creating the draft of the updated zoning map:
 - Framework Land Use Character Map
 - Existing Zoning Map
 - Current Land Uses
 - Professional judgment and expertise
- Specific areas of the city will be posted on the Framework website and distributed via email for public comment prior to each meeting
- Special called meetings are being used to discuss and review specific areas of Tuscaloosa and proposed zoning for each area

New Zoning Districts




Residential Districts

-  Compact Neighborhood District
-  Single Family Residential Estate District
-  Single Family Residential 1 District
-  Single Family Residential 2 District
-  Single Family Residential 3 District
-  Single Family Residential 4 District
-  Single Family Residential 5 District
-  Mixed Residential 1 District
-  Mixed Residential 2 District
-  Multifamily Residential District
-  Mixed Residential University District
-  Multifamily Residential University District
-  Lake Residential District
-  Lake Multifamily District
-  Mobile Home Residential District

Institutional Districts

-  Institutional University District
-  Institutional Public District
-  Institutional Semi-Public District


Industrial Districts

-  Industrial Light District
-  Industrial General District
-  Industrial Heavy District










Planned Development Districts

-  General Planned Development District
-  Riverfront Planned Development District


Open Space Districts

-  Open Space District


Commercial Districts

-  Downtown District
-  Downtown Perimeter District
-  Downtown Historic Edge District
-  Riverfront District
-  Lake Commercial District
-  General Commercial District
-  University Commercial District
-  Neighborhood Commercial District
-  Highway Commercial District

Overlay Districts

-  Historic Buffer Overlay District

Historic Districts

-  Historic District

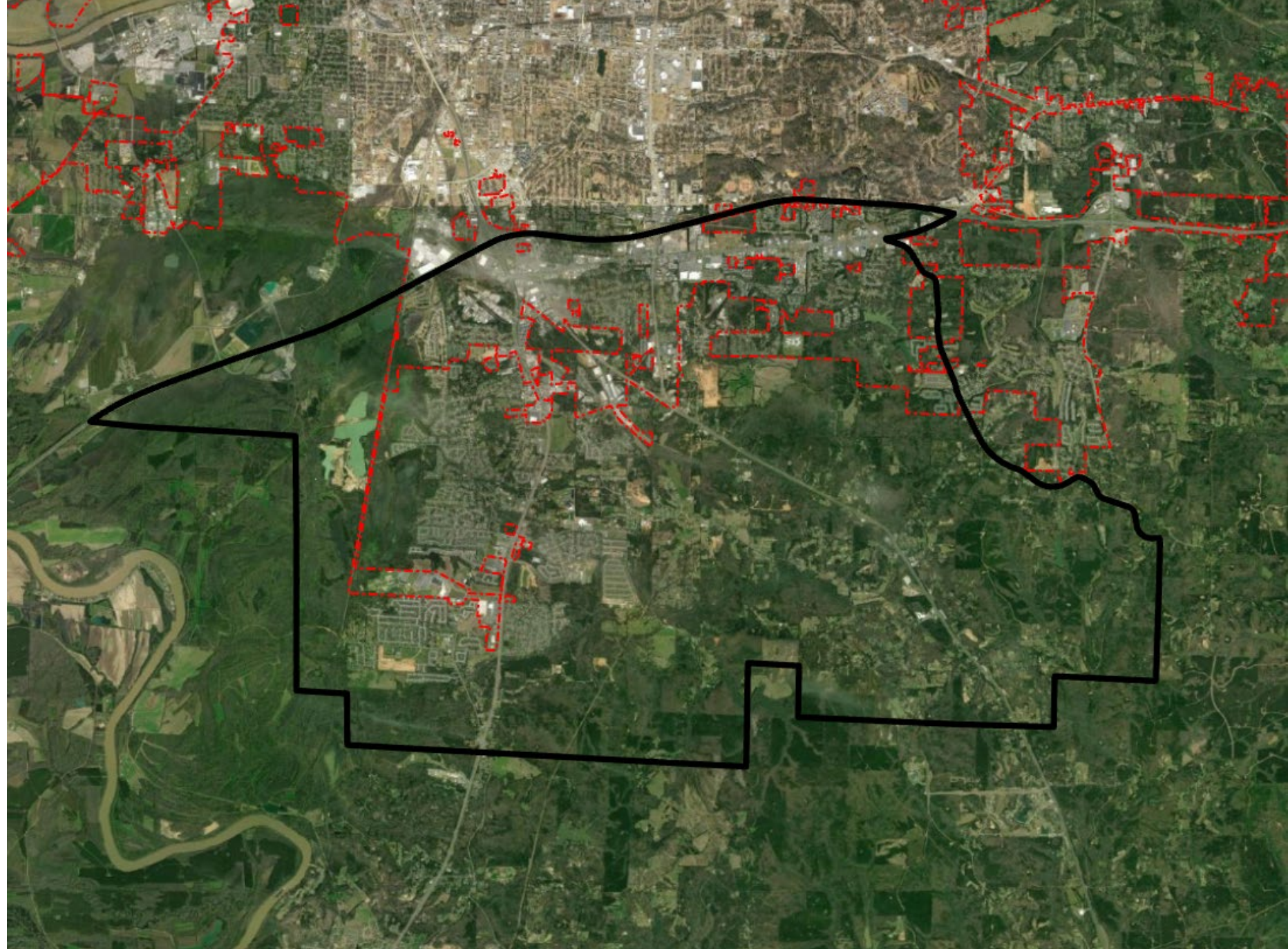
Zoning Map Draft

Skyland Boulevard Corridor and Highway 69 South

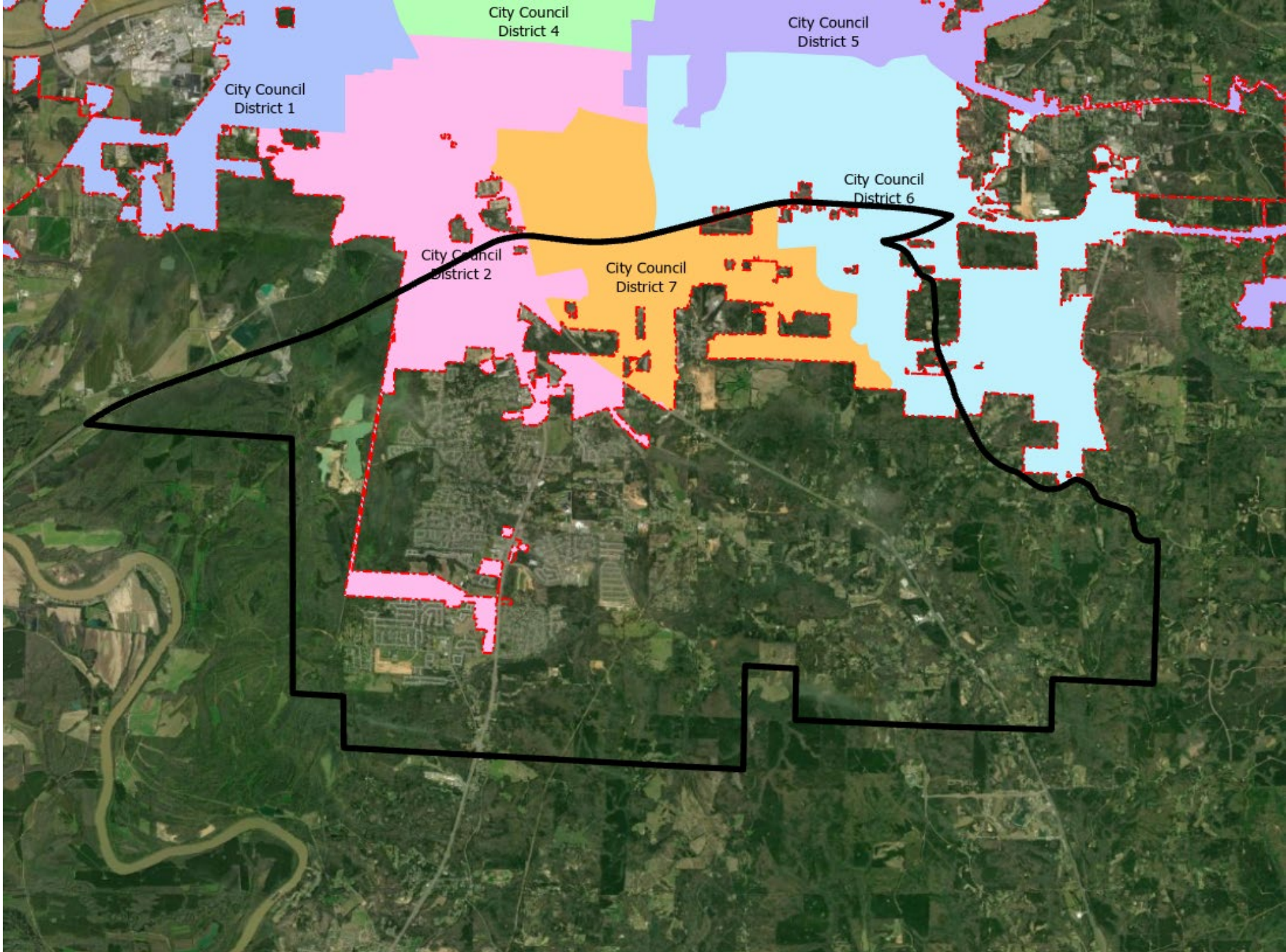
FRAME/WORK

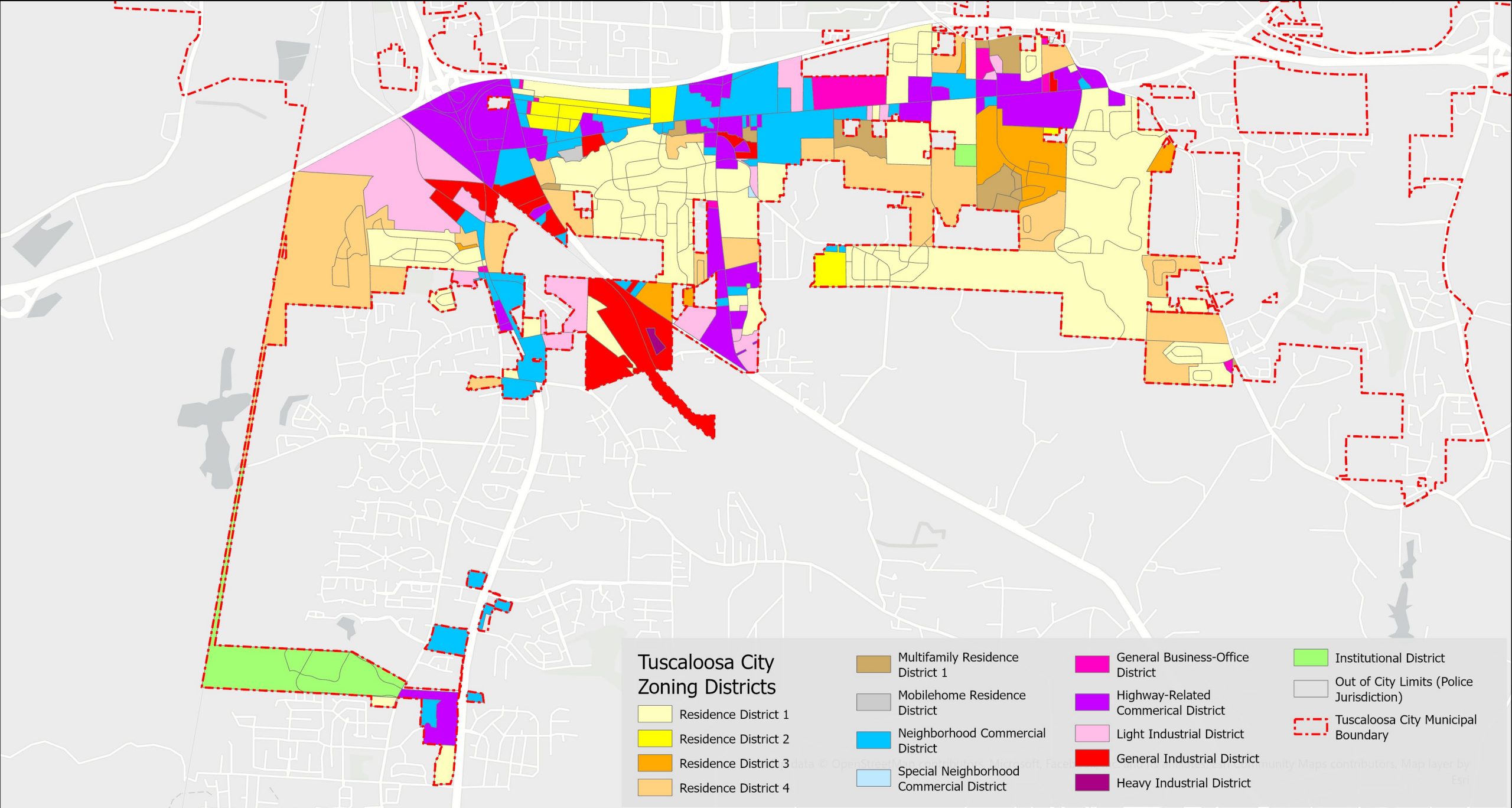
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Skyland Boulevard Corridor & Highway 69S Corridor



Skyland Boulevard Corridor & Highway 69S Corridor

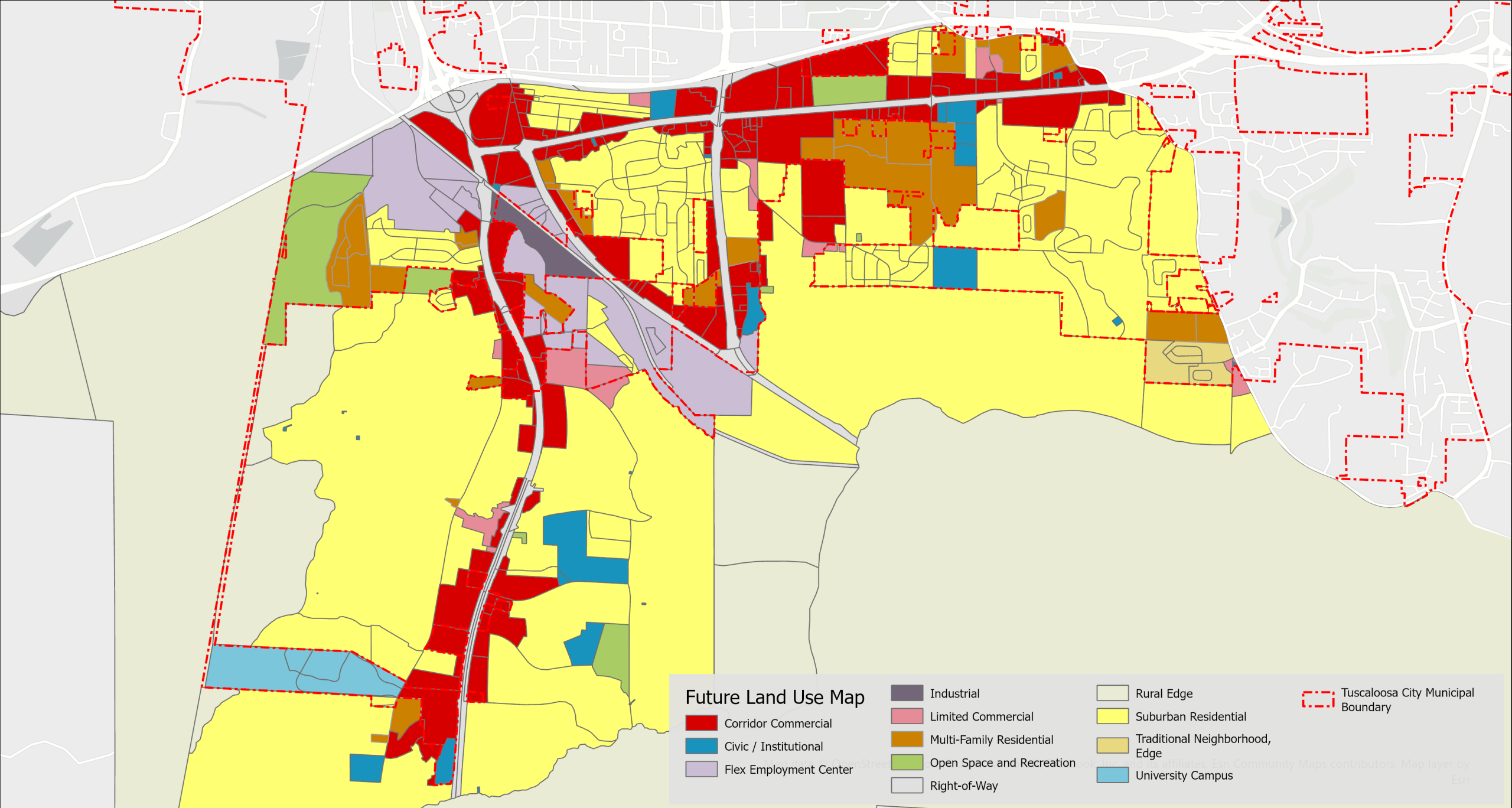




Tuscaloosa City Zoning Districts

- | | | | |
|----------------------|--|-------------------------------------|--|
| Residence District 1 | Multifamily Residence District 1 | General Business-Office District | Institutional District |
| Residence District 2 | Mobilehome Residence District | Highway-Related Commerical District | Out of City Limits (Police Jurisdiction) |
| Residence District 3 | Neighborhood Commercial District | Light Industrial District | Tuscaloosa City Municipal Boundary |
| Residence District 4 | Special Neighborhood Commercial District | General Industrial District | |
| | | Heavy Industrial District | |

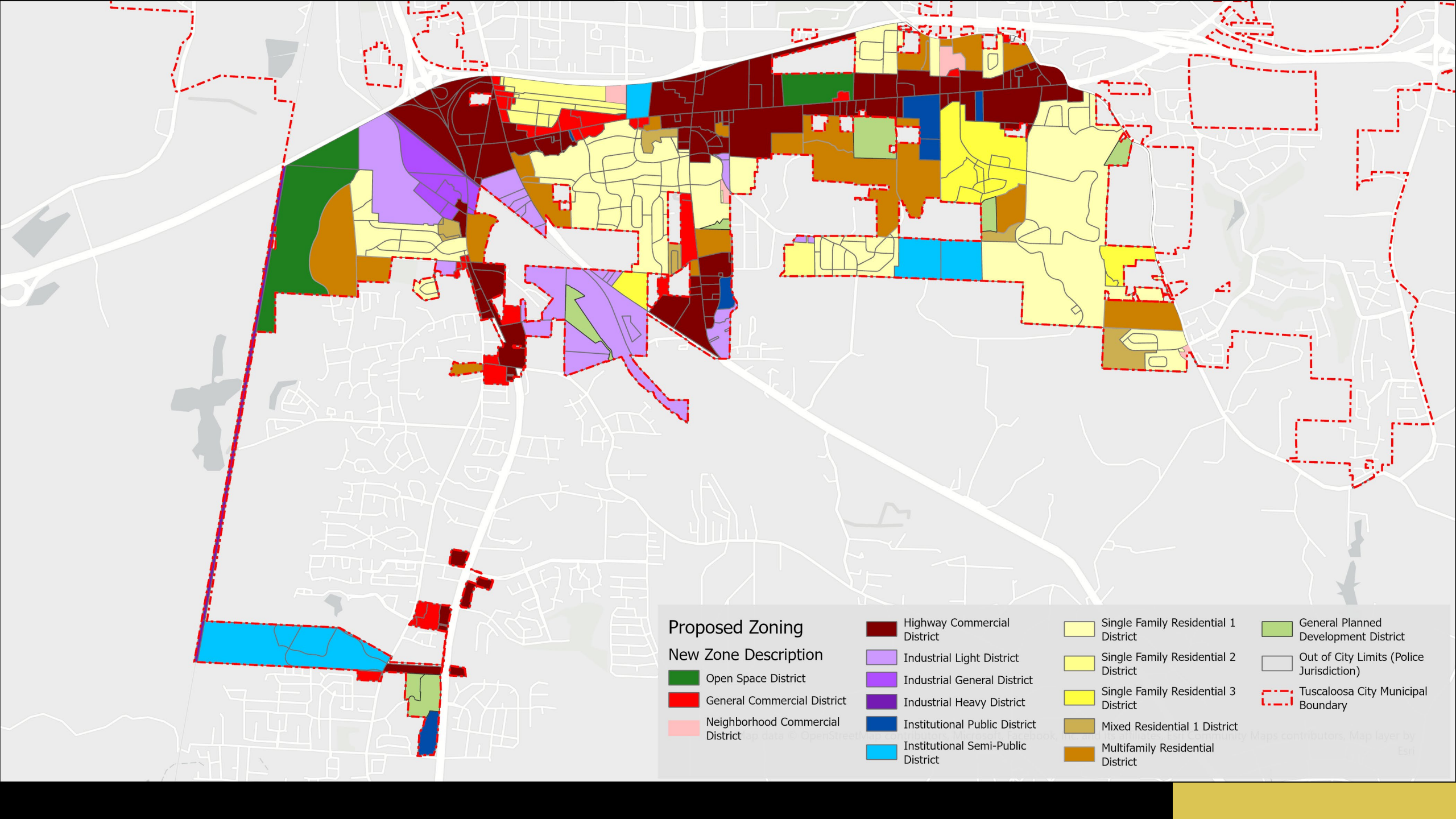
Data © OpenStreetMap contributors, Microsoft, Esri, Mapbox, and other community maps contributors. Map layer by Esri




















Future Land Use Map

- | | | | |
|--|---|--|--|
|  Corridor Commercial |  Industrial |  Rural Edge |  Tuscaloosa City Municipal Boundary |
|  Civic / Institutional |  Limited Commercial |  Suburban Residential | |
|  Flex Employment Center |  Multi-Family Residential |  Traditional Neighborhood, Edge | |
| |  Open Space and Recreation |  University Campus | |
| |  Right-of-Way | | |

Map layer by Esri



Proposed Zoning			
	Highway Commercial District		Single Family Residential 1 District
	Open Space District		Single Family Residential 2 District
	General Commercial District		General Planned Development District
	Neighborhood Commercial District		Out of City Limits (Police Jurisdiction)
	Industrial Light District		Tuscaloosa City Municipal Boundary
	Industrial General District		
	Industrial Heavy District		
	Institutional Public District		Single Family Residential 3 District
	Institutional Semi-Public District		Mixed Residential 1 District
			Multifamily Residential District

Map data © OpenStreetMap contributors, Imagery © Mapbox, Map layer by Esri

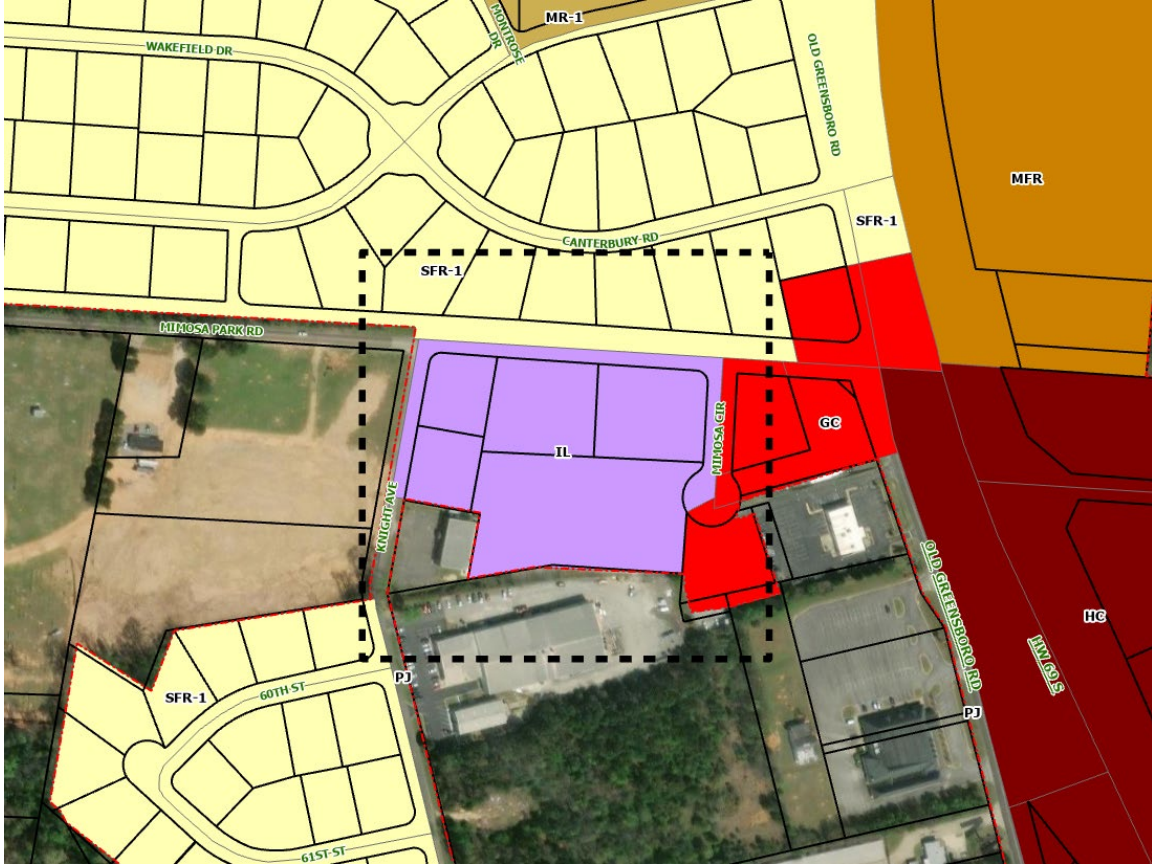
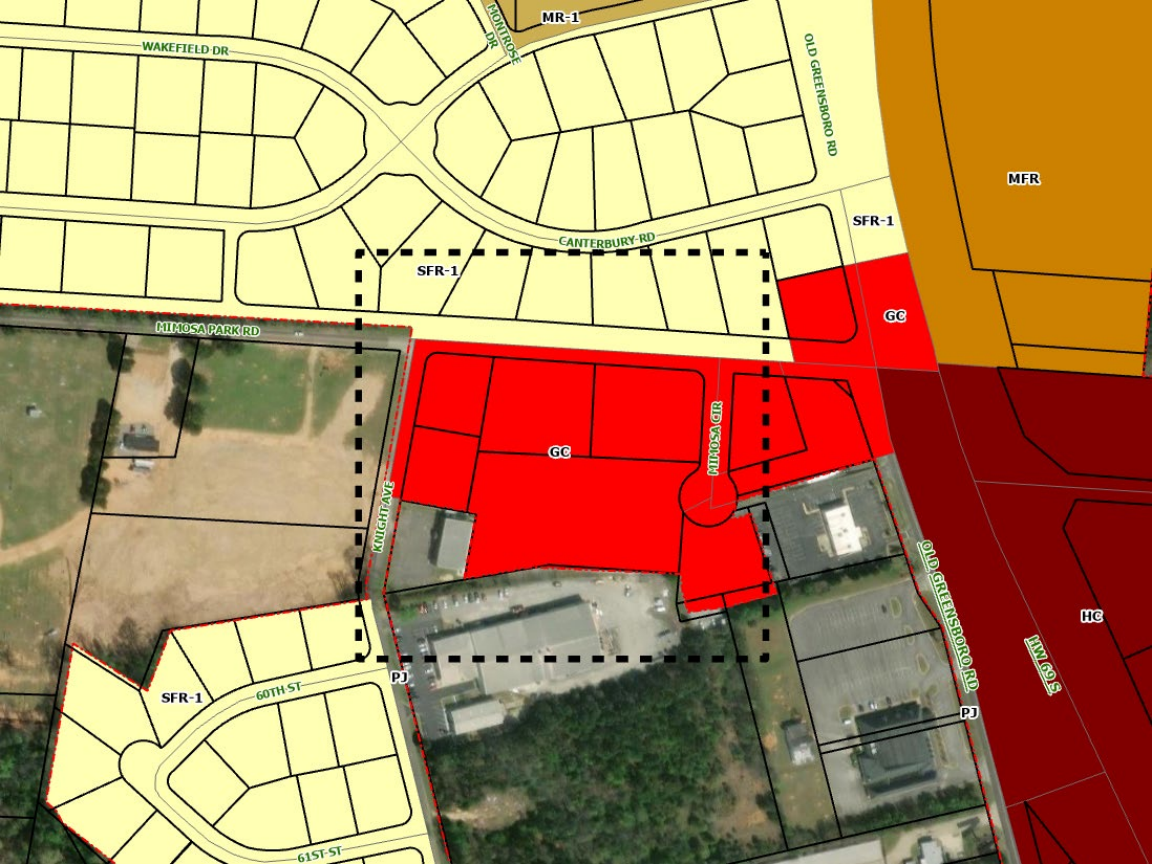
Proposed Updates

Highway 69 South

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Mimosa Park Rd. and Old Greensboro Rd.



First Draft

Proposed Change

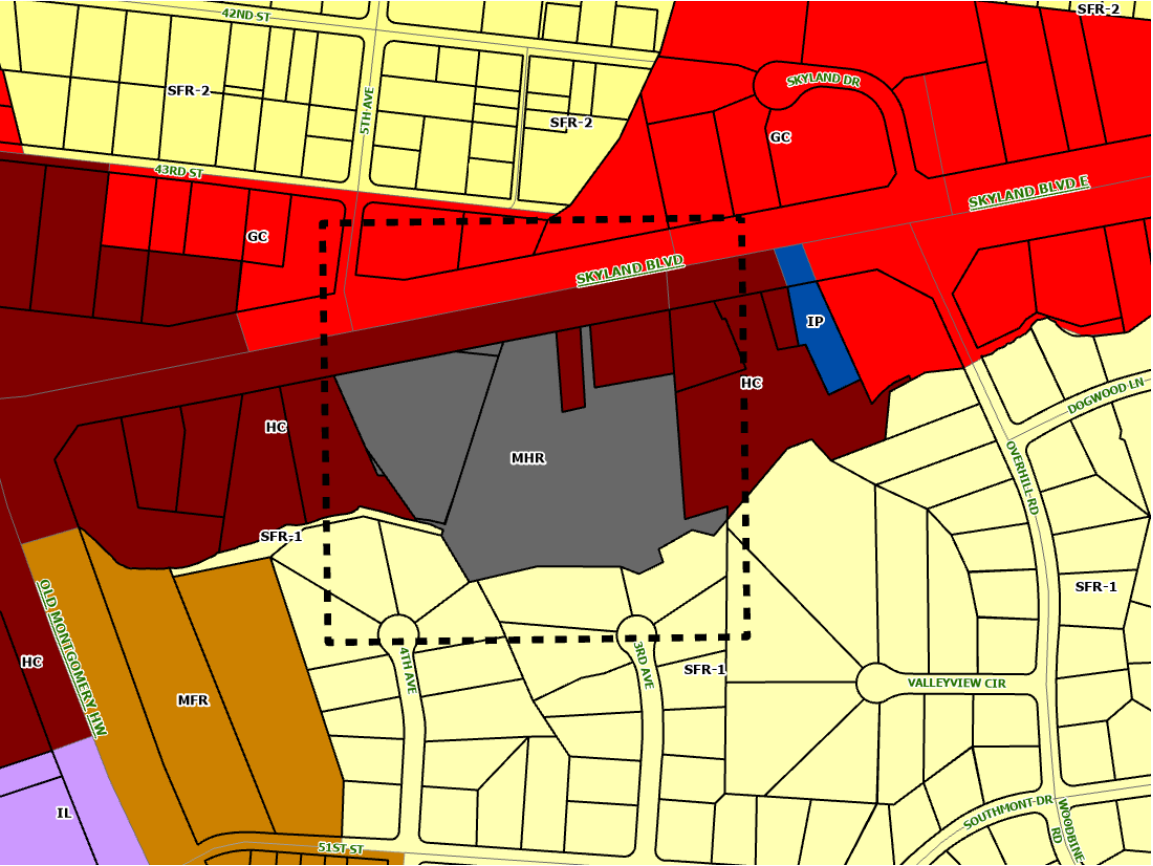
Proposed Updates

Skyland Boulevard

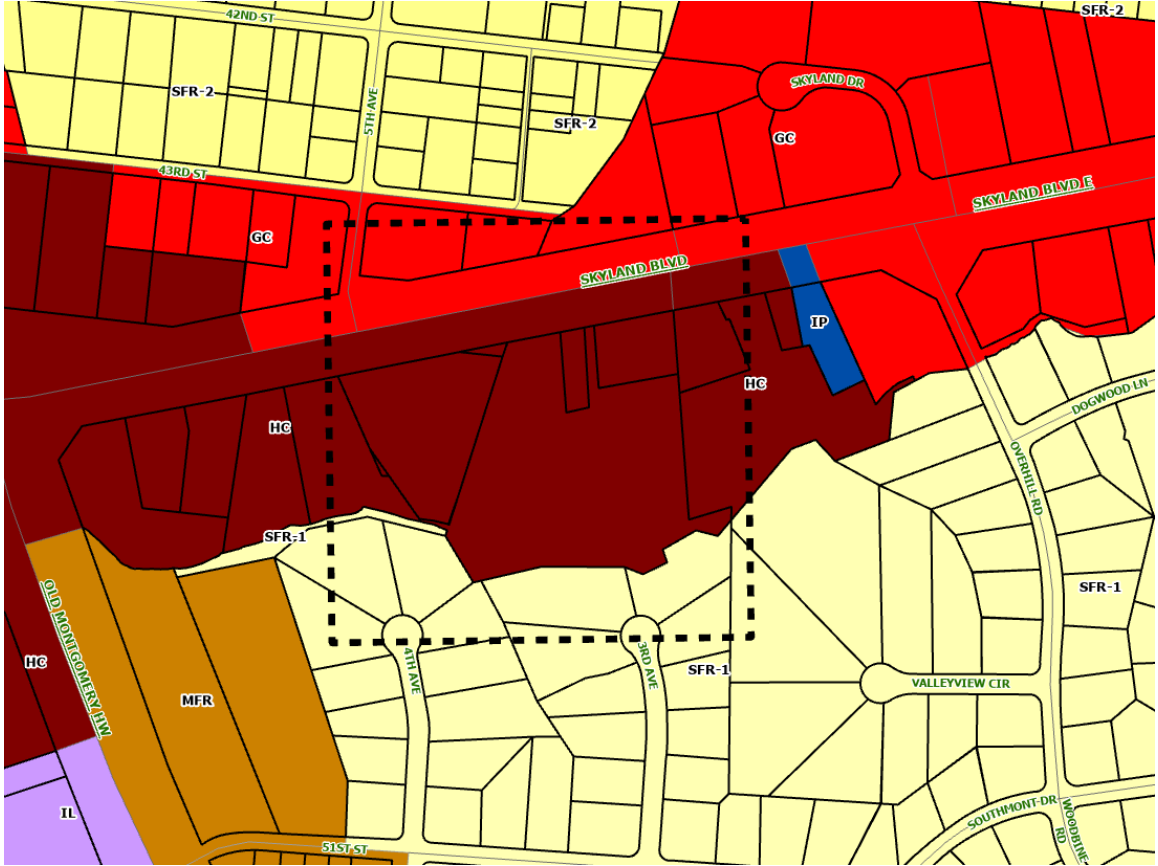
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Skyland Boulevard Mobile Home Park



First Draft



Proposed Change

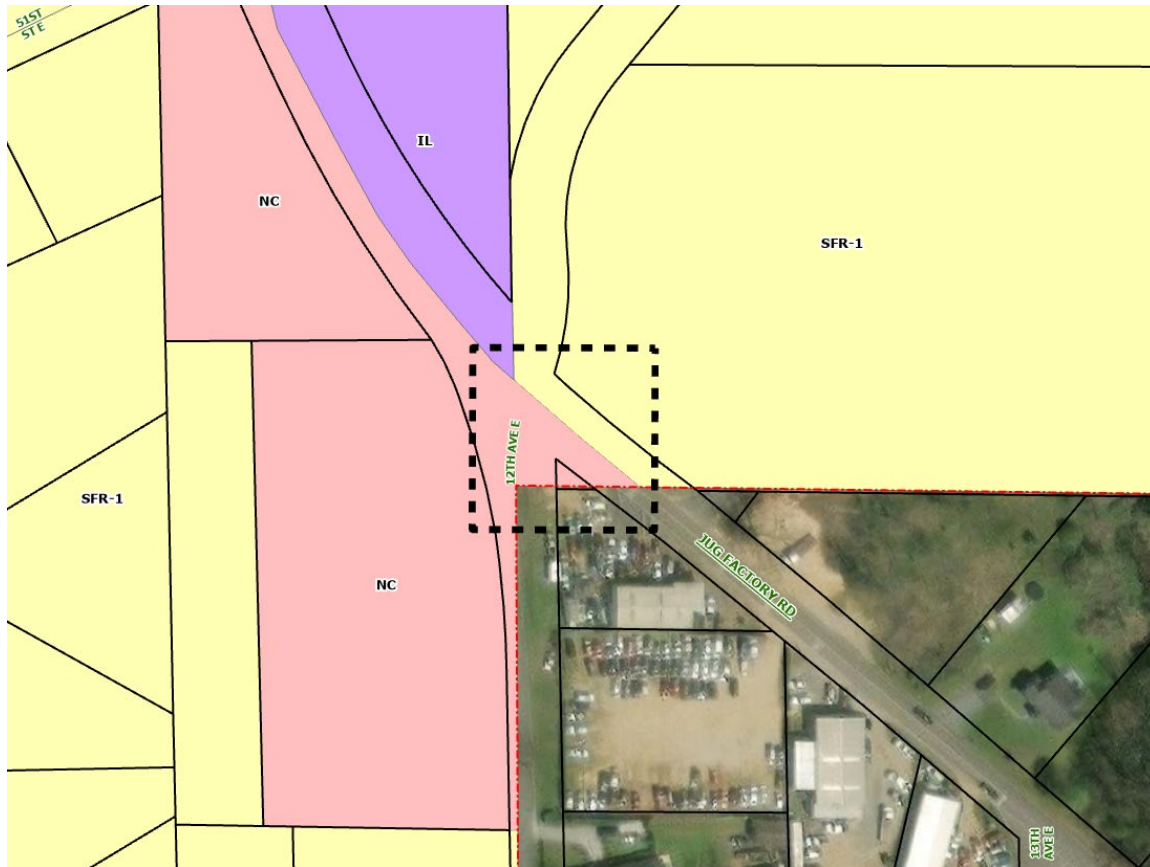
Proposed Updates

Jug Factory Road

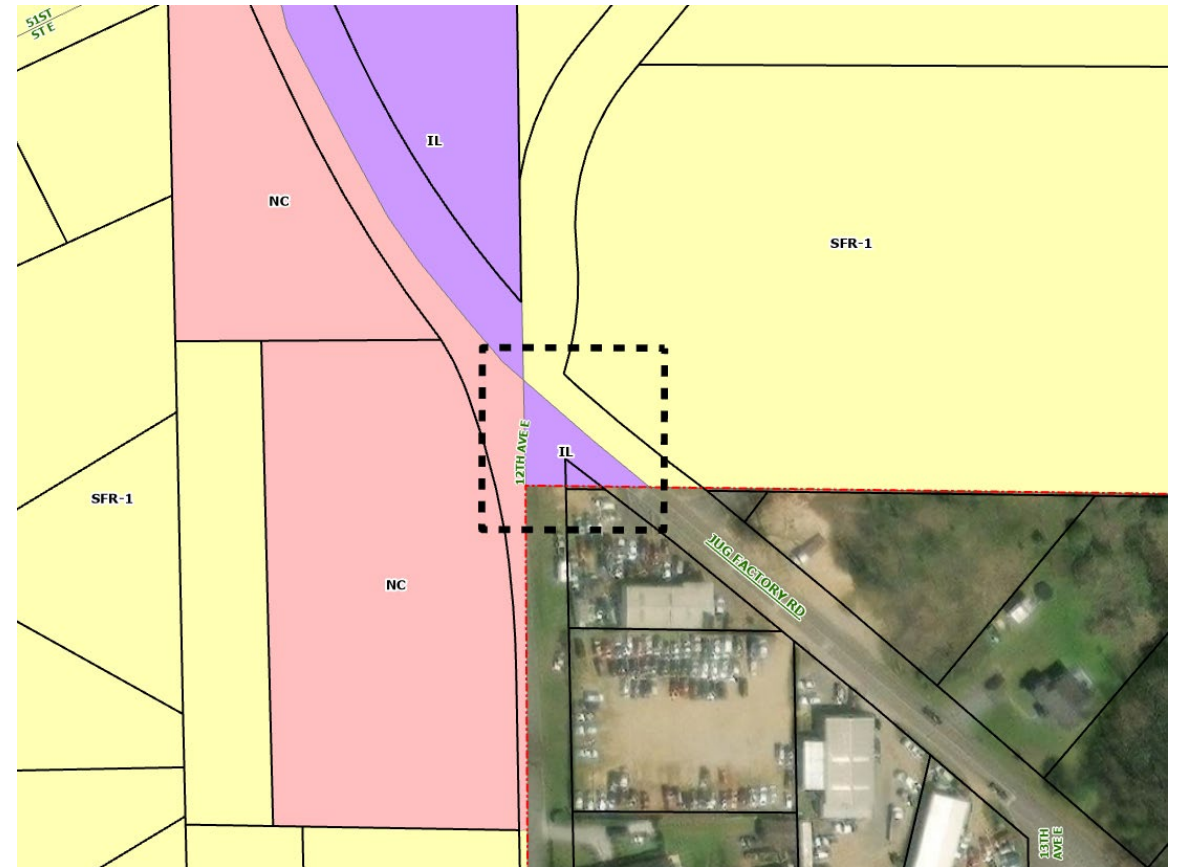
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Jug Factory Road and 12th Avenue East



First Draft



Proposed Change

Public Comment Process

- 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
- All comments **requiring a decision** by the Commission will be voted on as they are presented.



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Public Comments

Daffron Lane:
Lillian Jeannette Findlay

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Public Comments

Mimosa Park Road:
Richard Henry

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Public Comments

Skyland Blvd East:
Deborah Minor

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Public Comments

Jug Factory Road:
Richard Henry

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Next Steps

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Special Called Meeting Schedule

July 31, 2024

Map Wrap Up (Full City)

Possible recommendation vote on map only

August 28, 2024

Map Wrap Up (if needed)

Recommendation vote on map (if needed)

Text Wrap Up

September 25, 2024

Text Wrap Up and Recommendation Vote on
text

Full schedule on Framework.Tuscaloosa.com

Provide comments

Framework.Tuscaloosa.com

1. Review the draft text
2. Review the draft map posted prior to each meeting
3. Submit comments
4. 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', and 'NEWS'. The main content area features a yellow background with the title '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 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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