

August 28, 2024

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Call to Order

FRAME/WORK

Creating a dynamic guide for Tuscaloosa



>Welcome

FRAME/WORK

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

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Meeting Expectations

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

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

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

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

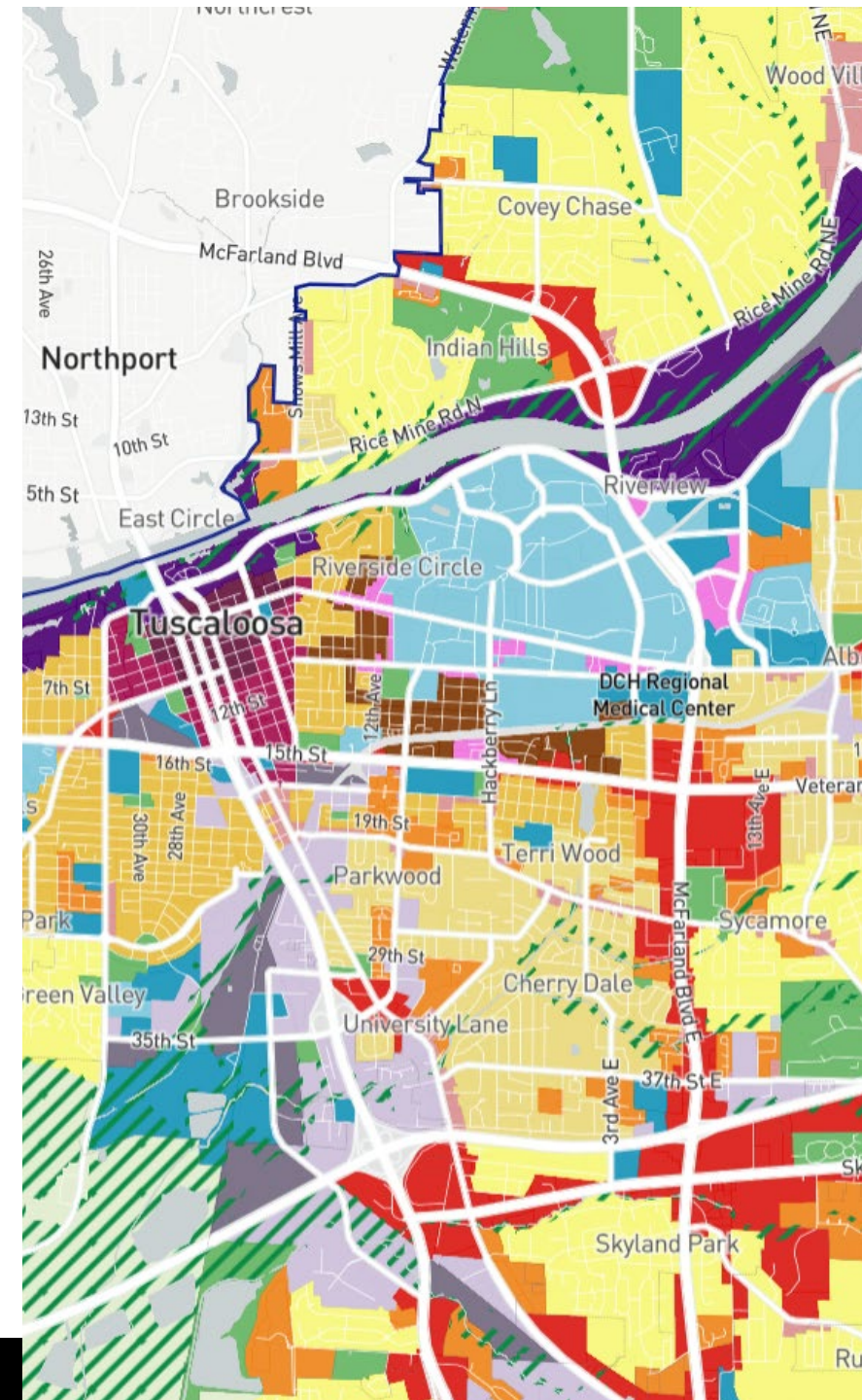
Attendance Record (13 total meetings)

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

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 Text Draft

General Points

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Previously Adopted Text Amendments

- January 31, 2024
 - *SFR-4*
 - Increased townhouse density to 15 du/acre
 - Added triplexes and quadplexes to permitted uses at a density of 15 du/acre
 - *MR-1*
 - Reduced minimum lot width for single-family detached dwellings to 50 feet
 - *MR-2*
 - Added multifamily to permitted uses
 - Removed density maximum of 12 du/acre
 - *MFR*
 - Removed density maximum of 22 du/acre for developments with ready access to a Collector or Arterial street
 - *GC*
 - Added material standards
 - *NC*
 - Added material standards

Previously Adopted Text Amendments

- February 28, 2024
 - *All residential zones*
 - Group homes permitted only as a special exception
 - *MR-1*
 - Removed triplexes, quadplexes, and multifamily from permitted uses
- March 27, 2024
 - *DP*
 - Revised building height maximums to four stories north of Bryant Drive and three stories south of Bryant Drive
- April 24, 2024
 - *NC, GC, & HC*
 - Revised permitted land uses
- May 22, 2024
 - *Buffers*
 - Added an industrial buffer and amended buffer widths

Additional Text Amendments

- New Definitions
 - *Alley, fenestration, motel, redevelopment, etc.*
- Permitted Use Updates & Use Specific Standards
 - *Added standards to check cashing establishments, liquor stores, tobacco or vape shops may not be located within 1,000 ft of a school or similar use*
- Material Standards
 - *Requirements added to Highway Commercial*

Additional Text Amendments - Lakes

- LR
 - *Permitted uses to include only single-family detached dwellings*
 - *Changed minimum lot size to 15,000 sf*
 - *Changed minimum lot width to 85 ft*
- LMF
 - *Changed density to 16 du/acre*
 - *Changed minimum site acreage to 2 acres for "all other uses"*
 - *Change lake frontage minimum to 150 ft*
- LC
 - *Changed lake frontage minimum to 85 ft*
 - *Removed 5,000 sf maximum gross floor area*
- ARC
 - *Created an Architectural Review Committee. Where ARC review is required, the Planning Commission will be the final approval.*

Zoning Map Draft

Staff Proposed Changes

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Brentwood Lake

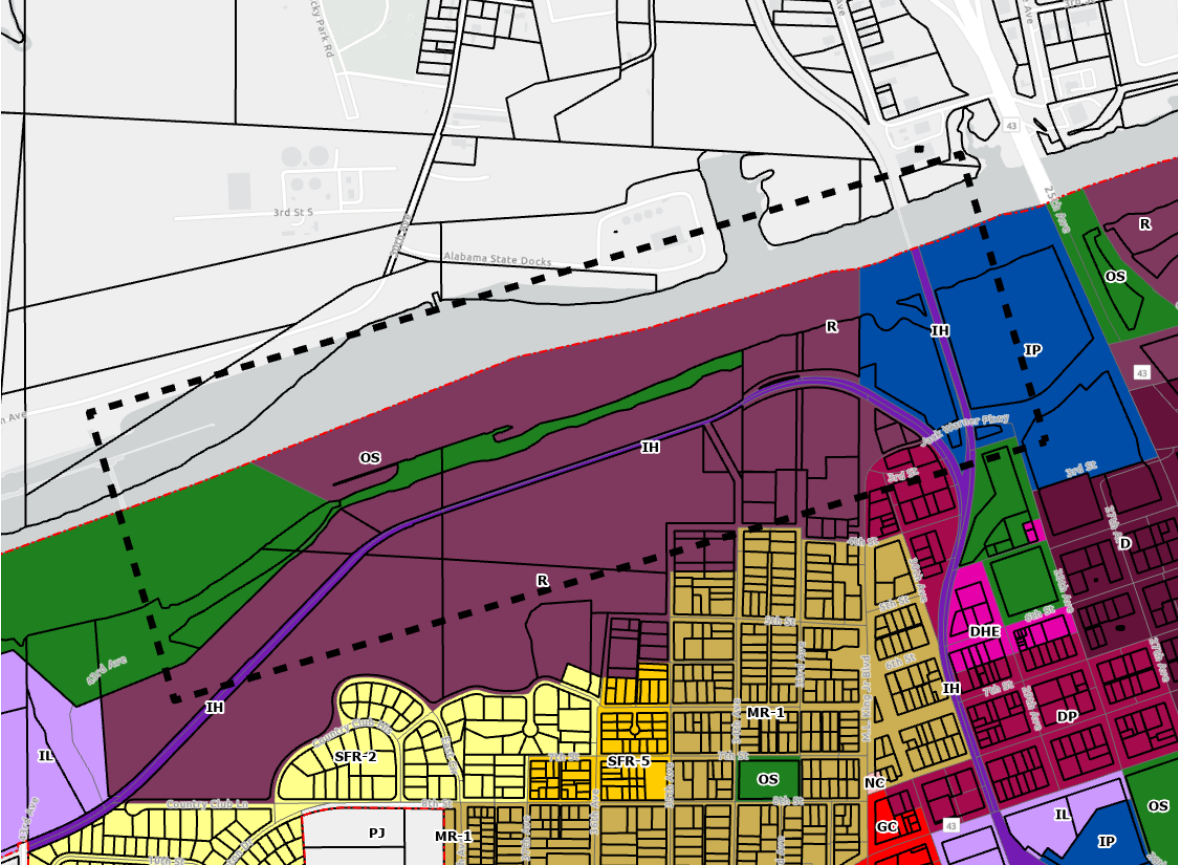


Previous Meeting

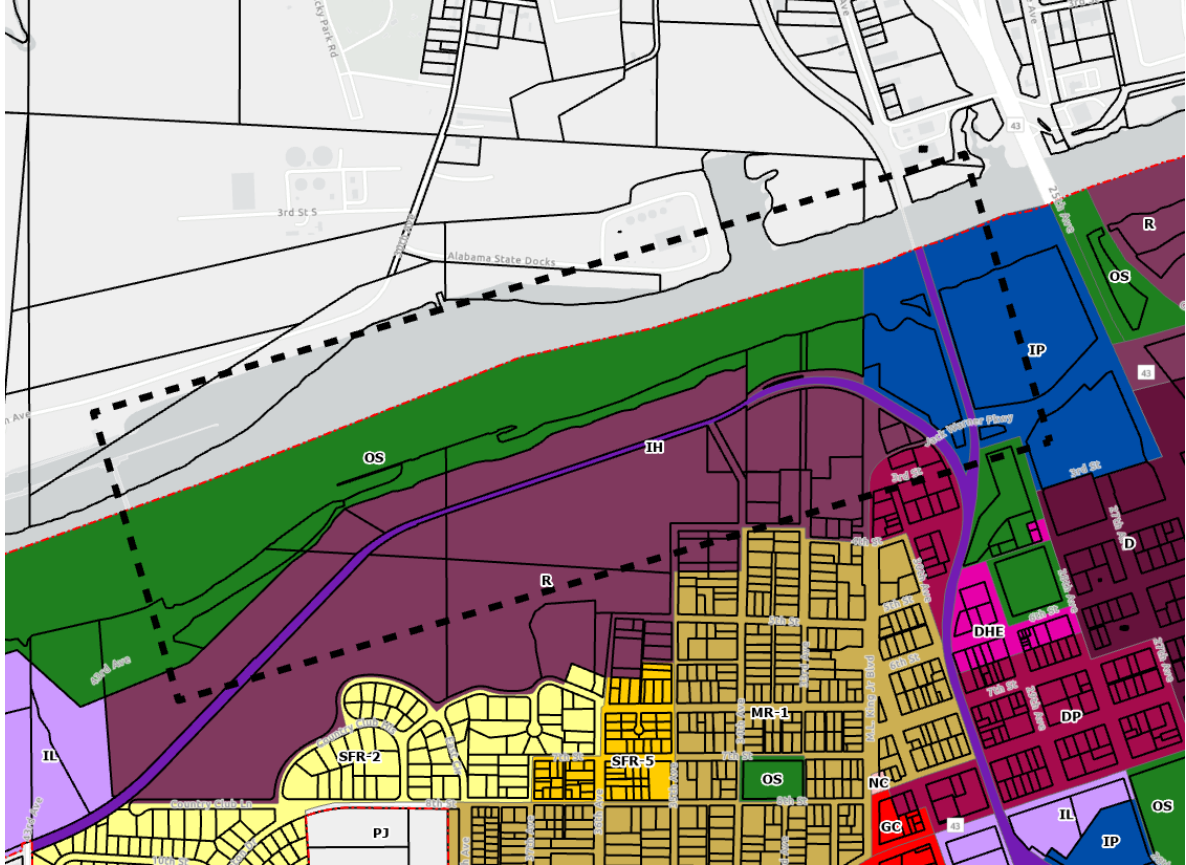


Proposed Change

Western Riverwalk



Previous Meeting



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.



FRAMEWORK

Creating a dynamic guide for Tuscaloosa

Public Comments

Allison Grant:
621 Queen City Avenue
(Continued from July 31)

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Public Comments

Laurie Johns:
3310 Loop Road

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Public Comments

Britt Payne (Westervelt):

Jack Warner Parky NE near Lake Tamaha (four total)

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Public Comments

Britt Payne (Westervelt):
New Watermelon Road (South of Water Tower)

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Public Comments

Britt Payne (Westervelt):
7415 New Watermelon Road (two total)

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Public Comments

Britt Payne (Westervelt):
9303 New Watermelon Road (north of Nicol Point)

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Public Comments

Britt Payne (Westervelt):
New Watermelon Road South of Nicol Point

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Public Comments

Grayson Glaze:
3014 5th Street

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Public Comments

Linda Parsons:
1511 5th Avenue
1519 5th Avenue

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Public Comments

Linda Parsons:

1902/1934 Forest Lake Drive

115 19th Street E

17-33 Fernwood Street (south side of Fernwood)

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Public Comments

Bill McGuire:
1219 13th Street

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Public Comments

David Morrow:
2301 14th Avenue

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Public Comments

David Morrow:
McWrights Ferry Road South of Oakchase

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Next Steps

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Special Called Meeting Schedule

September 25, 2024

Map Wrap Up and Text Wrap Up

October 30, 2024

Map Wrap Up and Text Wrap Up

Recommendation Vote All

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

FRAME/WORK

Creating a dynamic guide for Tuscaloosa