

Tuscaloosa Neighborhoods Together Meeting Notes on:

TUSCALOOSA PLANNING AND ZONING COMMISSION

JUNE 20, 2006

Present:

Commissioners: Bobby Howard, Joe Romanek, Jimmy Warren, Vince Dooley, Gary Phillips, Aaron Christian, Joe Duncan and Robert Reynolds

City Staff: Joe Robinson (TDOT), Jimbo Woodson (Legal), Bill Snowden and Harold Skelton (Planning and Zoning)

ZONING

Z-8-06: Chris Sentell petitions to rezone property located at 2100 Fosters Ferry Road (Lot 1 Martha Reed Subdivision) from R-4 to RMF-1. (Council District 1. For Map, see: <http://www.tuscaloosaneighborhoods.org/pdf/District1.pdf>)

They are going to remove the house and build an 8-unit, 4 up and 4 down, apartment complex on the site. Parking will be in the front of the complex. Stillman Heights Elementary School is immediately adjacent to the property. Commercial property is immediately across the street. The current zoning (R-4) would allow them to build a 6-unit complex, but that would not be economically feasible. (R-4 zoning allows apartments and a lot of the surrounding property is already R-4.)

Councilman/Commissioner Bobby Howard expressed his support for this project stating that there is a strong need for new housing in his district. The commission voted unanimously to approve this rezoning and then took up the related subdivision petition and unanimously approved it too.

Z-9-06: Tuscaloosa's One Place petitions to rezone property located between Crescent Ridge Road East and Redmont Drive and east of University Boulevard East from RMF-1 to BGO. (Council District 5. For Map, see: <http://www.tuscaloosaneighborhoods.org/pdf/District5.pdf>)

This property is north of Hopewell Baptist Church. The property has already been cleared. The Community Resources Center wants to build an office building there. TDOT says the street network is adequate for this use. Community Resources Center is already using some nearby lots that are already zoned BGO. Here is the definition of BGO: "General Business-Office Districts: This district is created to provide minimum standards for the development and use of offices, business establishments, and similar uses which do not require large volumes of walk-in or drive-in patrons and do not rely on impulse sales. It is not intended to zone small, isolated parcels in the midst of residential areas as BGO districts."

Teresa Constanzo, the director of the Community Resources Center, spoke in support of the petition. She explained that they are currently using several separate houses in the area for their services and the new building would consolidate all services into one location. They are currently renting the separate houses and she doesn't know what the owners of the properties will do with the properties when Community Resources

moves. She did not have details on the design of the building they are proposing. The commissioners voted unanimously to approve the rezoning.

Z-10-06: H & H Properties petitions to rezone property located on the east side of Forest Lake Drive and north of Hargrove Road East from BN to R-4. (Council District 2. For Map, see: <http://www.tuscaloosaneighborhoods.org/pdf/District2.pdf>)

These apartments (Forest Lake Apartments) are converting to condominiums. Harold Skelton thinks the original building in the multi-building complex was started as a motel and later converted to apartments. The current zoning conforms to motel use. The rezoning is simply to make all zoning for the property the same. There was no opposition and there were no questions from the commission. The commissioners voted unanimously to approve the rezoning.

The following items are original zonings for properties which have recently been annexed into the City, or for which annexation is pending:

- The portions of Commons North subdivision located southeast of the intersection of Rice Mine Road Northeast and New Watermelon Road proposed for BN. (Council District 3. For Map, see: <http://www.tuscaloosaneighborhoods.org/pdf/District3.pdf>)

(BN - Neighborhood Commercial Districts: This district is created to provide minimum standards for the development and use of retail and service establishments concentrated at convenient locations throughout the city and intended primarily to serve local residents. While the Zoning Map of Tuscaloosa recognizes the existence of extensive strips of land devoted to such uses along major streets, it is intended to encourage the clustering of such uses into properly designed shopping centers in future development.)

Approved.

- Lot 1 Bruce Taylor Subdivision which fronts on McWrights Ferry Road and which was annexed by Ordinance No. 6856 proposed for R-1 (Residence Districts) (Council District 3. For Map, see: <http://www.tuscaloosaneighborhoods.org/pdf/District3.pdf>)

(R-1 - Residence District. This district is created to provide minimum standards for the development and use of single-family detached housing built on separate lots and fully meeting modern standards with respect to light, air, open space, and off-street parking.)

Approved.

- Property located along the west side of Buttermilk Road, being the sites of the proposed Williamsburg and Woodland Place subdivisions and adjacent property which was annexed by Ordinance No. 6813 proposed for R-3 (Residence Districts) (Council District 6. For Map, see: <http://www.tuscaloosaneighborhoods.org/pdf/District6.pdf>)

(R-3 Residence Districts. This district is created in recognition of the existence of substantial areas developed for single-family detached housing on lots with dimensions adequate to provide necessary light, air, and open space, but which may be difficult to provide with properly designed

off-street parking.)

Approved.

● Property located on the east side of Clements Road and north of Interstate 20/59 (Proposed Abigail Downs subdivision) proposed for R-3 (Residence Districts) (Council District 6. For district map link and R-3 definition, see last entry.)

This property has not actually been annexed and the annexation as well as the original zoning is done subject to the approval of the subdivision plat.

Approved.

● Property located on the north side of Rice Valley Road North (Present site of Dunn's Nursery) proposed for R-1 (Residence Districts) (Council District 3) (For R-1 definition and district map, see Bruce Taylor original zoning above.)

This is an "island" annexation and the petition is made by the City. This is being done to bring all the zoning in that area into uniformity. Dunn's Nursery is not moving and it will now be a legal, non-conforming use.

Approved.

● Property located in the vicinity of Lake Nicol and Lake Harris proposed for R-1 (Residence Districts) (Council District 3) (For R-1 definition and district map, see Bruce Taylor original zoning above.)

The City has been reviewing its property holdings and discovered that it owns 1,430 acres around the two lakes that are not within City limits. This is a petition to bring all that property into the City.

Approved.

PRELIMINARY SUBDIVISION PLATS

S-32-06: A RESURVEY OF A PART OF LOT 1 A PART OF LOT 2 MARTHA REED SUBDIVISION, consisting of one (1) lot located at the northwest corner of the intersection of Fosters Ferry Road and 21st Street. (Council District 1) *Approved; see Z-8-06 above.*

S-35-06: ABIGAIL DOWNS, consisting of 101 lots located on the east side of Clements Road and along the north boundary of Sections 35 and 36, Township 21 South, Range 9 West.

Recall that the annexation and original zoning of this property was done subject to the approval of the subdivision plat. This is the petition for that subdivision plat approval.

If you read last month's notes, this is the long, narrow subdivision which some of the commissioners dubbed a "race course." The first lots in the subdivision are zoned for business. The residential lots are zoned R-3. The lots are 65' wide. They are narrow and deep lots due to the terrain.

The developer has met with Joe Robinson (TDOT) and Harold Skelton and Bill Snowden (P&Z) to work on the plans. They have added a traffic circle to slow down the

traffic and have added a buffer between the business and residential zones. They have also changed the retention area into open space. They are going to build acceleration and deceleration lanes on Clements Road at the entry to the subdivision. They are asking for waiver of curb and gutters. Commissioner Phillips thinks that they should have to go ahead and curb and gutter.

There is discussion again of how long and straight the road is and the fact that this will cause traffic to speed. The developer responded that the road is in the only place it can be located due to the terrain. Joe Robinson suggested they add more traffic circles.

Commissioner Reynolds asked if there was going to be access to the future bypass. The answer was "no."

Resident Ronnie Rawlins commented that he was concerned about the increase of traffic on Clements Road and he stated that the road is going to have to be improved if there is going to be further development there. Commissioner Christian responded that the Commission cannot require anything except on the property that is the subject of the petition.

Another resident commented that he was for the development, but was concerned about drainage issues. Commissioner Phillips stated that since the property will be in the City, the Staff will look at the drainage issues. TDOT will also have to approve the traffic calming devices.

Commissioner Reynolds asked if they should place some restrictions on the lots zoned for business since they are right next to residential lots. Commissioner Phillips replied that the difference from the usual situation is that here there is no actual residential development yet to protect. Plus, they have added a 20' buffer. Commissioner Reynolds suggested that they at least require that no lighting from the businesses shine in the direction of the residential lots. Bill Snowden then added the requirement to the plat that they only use "directional lighting" on the BN lots.

Commissioner Reynolds seemed shocked when P&Z Staff member Skelton stated that sidewalks were not required for lots of this size. Reynolds said they should require standard sidewalks on both sides of the road for safety reasons. With the long, straight road and the probability of speeding, people will get killed if they have to walk in the street. Commissioner Christian agreed with that and also said they should require that the street be divided from the entrance at least up to the first traffic circle.

With those conditions, the Commission unanimously approved the subdivision plat - which also effectively approved the original zoning and annexation.

S-41-06: LOT 1 CORAL INDUSTRIES, consisting of one (1) lot located on the west side of Rice Mine Road Northeast and being a resurvey of lots within the Wood Industrial Park subdivision and adjacent property. (Part out of City and Part Council District 3) (For map of Council District 3, see link above.)

Coral industries wants to expand onto its property that is inside the City. The rest of Coral Industries is outside the City. They are expanding their plant and this will be parking lot. The parking lot will be inside City limits and will, therefore, have to be approved by TDOT (Joe Robinson). The strip of property they are here about is currently zoned R-2 and they will also be rezoning it.

Someone asked if Coral was going to allow the property to be annexed and someone else stated that Coral had a meeting scheduled with Mayor Maddox for June 30 to discuss that issue.

The Commission unanimously approved the subdivision plat.

S-43-06: THE PARAMOUNT, consisting of two (2) lots located at the intersection of 4th Street and 22nd Avenue. (Council District 1) (For a Map of Council District 1, see: <http://www.tuscaloosaneighborhoods.org/pdf/District1.pdf>)

The Zoning Board of Adjustments required that this property be resurveyed and re-platted to remove old lot lines. The property this development will occupy was once a number of smaller lots and the lots must be “combined” and lot lines “erased” in order to build because the Code prohibits building across lot lines.

This development is supposed to be comprised of two buildings, one 10 stories and the other 11 stories for a total of 401,000 square feet. The buildings will have retail on the ground floor and one building will have student housing above and the other will have a hotel.

Commissioner Reynolds asked if there was any requirement that the building facade match the scheme required by the downtown urban renewal zone. He emphasized that this project is part of the overall downtown redevelopment and the facade needs to be consistent with the master plan which generally calls for brick construction instead of modern, glass/steel construction. There was a discussion on this which will be addressed by a later issue in these notes. Commissioner Phillips said that out of courtesy, P&Z should send the ordinance to the architect to give him a “heads up.”

The Commission unanimously approved the petition.

S-44-06: RESURVEY LOTS 334 – 339 ORIGINAL SURVEY OF THE CITY OF TUSCALOOSA, consisting of two (2) lots located at the southwest corner of the intersection of Stillman Boulevard and 28th Avenue. (Council District 1)

This is another clean-up of old city lot lines so that building can occur on a consolidated property.

Approved.

S-45-06: 2300 BRYANT, consisting of ground floor commercial space, second floor parking and a total of 57 residential condominium units on floors three through five. The property is located at the northeast corner of the intersection of Greensboro Avenue and Paul W. Bryant Drive. (Council District 1. For Map, see link above.)

This is a condo development where Mike & Ed’s BBQ is now. They are going to completely raze the current structure and start over. The developer showed elevation illustrations and it looks very nice. There will be retail on the bottom floor, 97 parking spaces on the second floor and condos on floors 3-5. Bill Snowden said the developer has worked with Planning and Zoning and TDOT on this plan and it is the first redevelopment in the Urban Renewal area. The ground floor will contain 21,000 sf of retail and the condos will range from 900 to 1,700 sf and 1-3 bedrooms. They will provide additional parking for retail in the rear of the building even though the Code

doesn't require this. The second-floor parking will be for condo residents. There will be 19 condos per floor. The construction will be primarily brick. HKW Assoc. Of B'ham is the architect. Demolition of the present structure is scheduled for August and then construction will begin depending on pre-sale. They will be marketed on the luxury end from \$270K to \$500K.

Approved.

OTHER MATTERS

The Planning Commission granted extensions for the approval of the following preliminary subdivision plats:

S-28-03: EVANS PROPERTY, consisting of 58 lots located north of Laurel Wood Sections 4, 5, and 6 in the South Half of the Northeast Quarter of Section 10, Township 22 South, Range 10 West, and

P-6-04: MIMOSA GARDENS, consisting of 68 lots located south of Country Club Townhouse Apartments and west of Jackson Crossing subdivision in Section 11, Township 22 South, Range 10 West.

These are related projects being worked on by Jack McGuire. He said he has been working with Staff for 1½ years to work out problems not of his client's making. He made reference to a synopsis that was handed out to Commissioners in the pre-meeting. I don't have this synopsis. Mr. McGuire asserts that if whatever the solution that is presented in the synopsis is worked out, it will be a "win-win" situation for the City. Joe Robinson (TDOT) said they are having to work with the Corp. Of Engineers. Gary Phillips seems opposed to granting the extension. He said they approved the subdivision 2 years ago and the Code requires construction to begin within a year. Joe Robinson said the Corp. has agreed to a solution which will take water (runoff) off of Laurelwood Subdivision. Aaron Christian asked Joe Robinson if the solution will help flooding in Laurelwood. Gary Phillips reminds Commissioners that all they are deciding here is whether to grant another extension. Robert Reynolds stated that the improvements will effect an area beyond the subdivision so they should consider the extension. Joe Robinson said the Mr. Trick and Mr. Burkhalter (the developers, I assume) were at his office recently and they mentioned needing a 90 day extension. Jack McGuire said that 6 months should work. Mr. John Lee of the Laurelwood Homeowners Association spoke in favor of a solution that would solve drainage problems.

Approved.

The Commission then approved two street vacations. One was an alley in part of a block between 13th Street and 14th Street and the other was a R-O-W only in the rear of Idlewood subdivision.

The Commission then voted to approve amendment to Section 24-162 (a,b, and c) of the Zoning Ordinance to read as follows (changes are hilgited in yellow):

Sec. 24-162. Criteria.

(a) *Districts where permitted.* Planned unit developments (PUDs) may be permitted in R-1, R-2, R-3, R-4, and R-4S Residence Districts and in BGO, BN, BNS, BNU, and **BH** Business Districts, subject to the review and approval procedures set forth herein.

(b) *Tract size.* A tract proposed for PUD should consist of a single contiguous parcel of land, provided that a tract bisected by local service streets only may be considered a single parcel for purposes of this section. No absolute minimum tract size is specified for a PUD; however, the following table will be the standard. Smaller tracts may be accepted for a PUD.

Normal Minimum Tract Size

<i>District</i>	<i>Tract Size</i>
R-1	15 acres
R-2	10 acres
R-3	5 acres
R-4	2 acres
R-4S	10 acres
BGO	10 acres
BN	15 acres
BNS	12 acres
BNU	12 acres
BH	12 acres

(c) *Dwelling unit density.* Dwelling unit density per gross site acre in residential districts shall not exceed the values set forth in the following table, provided that where major recreational amenities, such as swimming pools or tennis courts, are provided an increase of two (2) dwelling units per acre may be allowed. No absolute maximum dwelling unit density is specified for a PUD in commercial districts; however, the following table will be the standard. In districts in which commercial uses are permitted in a planned unit development, the land area occupied by such uses shall not be included in the land area used to calculate the permitted number of dwelling units.

Maximum Dwelling Unit Density

<i>District</i>	<i>Dwelling Units per Gross Site Acre</i>
R-1	4
R-2	5
R-3	6

R-4	15
R-4S	15
BGO	15
BN	30
BNS	30
BNU	30
BH	30

The Planning Commission also voted to approve an amendment to the Zoning Ordinance by adding a new ARTICLE XVII, INTERIM DOWNTOWN/RIVERFRONT (ID/R) OVERLAY DISTRICT. *The “Statement of intent” of the amendment reads as follows and provides an explanation for its enactment:*

The intent of the Interim Downtown/Riverfront (ID/R) Overlay District is to provide a set of interim development and use regulations that will supplement the current set of standards that regulate development within Tuscaloosa’s Downtown and adjacent Riverfront area. The visual and functional character of the Downtown and Riverfront area is an important resource, the retention of which impacts property values and economic vitality throughout the area. These interim standards provide additional protection for the substantial investment, both private and public, being made and planned within this area and insure compatible development takes place within the Downtown and Riverfront area of Tuscaloosa.

THE END.