



Tuscaloosa Neighborhoods Together

notes on

TUSCALOOSA PLANNING AND ZONING COMMISSION

May 19, 2008

*(***These are not official minutes. They are notes taken by a private citizen and are not to be used or relied on in any way as an official document.***)*

Each item states in which Council District the subject property is located. For reference to district maps, please see: <http://www.tuscaloosaneighborhoods.org/Resources/Maps.html>

ZONING

Z-16-08: Park Place Tuscaloosa, LLC petitions to rezone approximately 2.87 acres located near the southwest corner of the intersection of Hargrove Road East and 2nd Avenue East (Arlington Mobile Home Park) from BN, R-2, and R-3 to RMH. (Council District 7)

The consultant/engineer stated there would be no impact to traffic. This would be 94 lots with restrictive covenants for a gated motor coach development (30 ft. by 70-90 ft) primarily for football games, with 2 parking spaces per lot, green space included a each end and a clubhouse. He asked that it be zoned PUD. Robert Reynolds stated that the development must have sidewalks and have bus transportation to the games. George Harris of Forest Lake Neighborhood Assn stated that they have no objection to the project. Tommy Nix, whose property adjoins the development, also spoke in favor of the addition. This was approved 6-0 and RR praised the meetings held with the neighborhood before presenting the plan.

Z-17-08: Donald D. Madison petitions to rezone Lots 7 & 8 of the Kyle Sellers Subdivision, consisting of approximately 1.32 acres located south of University Boulevard East and north of Kyle Court from R-1 to RMF-1. (Council District 5)

Representative of Donald Madison stated that the apartments have the approval of the neighborhood landowners and that the sewer system had been annexed. Approved - after questions by Steven Rumsey - 6-0.

Z-18-08: Wright-Hurd Properties, LLC petitions to rezone approximately 0.3 acres located on the northwest corner of 10th Street East and 25th Avenue East from BGO to BN. (Council District 5)

This met opposition from Ms. Davis who stated that there was a barber shop and hair salon in the strip mall and that there had been a balloon business that closed because they could not get a business license and there would not be NEARLY enough parking spaces for retail, restaurant and commercial businesses the developer wanted. Brian Hurd answered questions by RR about the parking allowed by the ZBA and Hurd also stated that he owns the property around the land. Hurd must present plans for parking space. It was also stated that there would be problems with traffic. Hurd replied that the 2 businesses operating there should not be there. RR said not to encourage development if there is not enough parking, SR asked how long it would take to develop more parking (6months), RR asked legal for advice but they had no suggestions and that anything put in there would require a lot of monitoring by the city. The project was approved 6-0 IF plans are presented for parking spaces.

PLANNED UNIT DEVELOPMENT SUBDIVISION PLATS

P-4-08: 502 16TH STREET, consisting of six residential town home condominium units located near the northwest corner of 5th Avenue and 16th Street. (Council District 2)

This would be for college students and for game day weekend use and would include a courtyard between two buildings. Chris Latham/Median development met with the Forest Lake Homeowners Assn which stated that there should be two more parking spaces. RR asked why the balconies don't face the courtyard and the developer said it was to make it more attractive to the street. Aaron Christian (who arrived late and made up the 6th Commissioner present) asked if the alley could be one way - answer was yes. George Harris of Forest Lake wanted to lower green space to make more parking available and there was no opposition to this. The developer said that the Forest Lake Assn had been very helpful with this project. This was approved 6-0.

PRELIMINARY SUBDIVISION PLATS

S-33-08: HALL DIVISION, consisting of two lots located on the northwest corner of U.S. Highway 82 East and Garden Parkway. (Council District 7)

Approved.

S-34-08: ELMORE SUBDIVISION, consisting of two lots located on the west side of Watermelon Road and north of its intersection with Union Chapel Road. (Out of City)

Approved.

S-35-08: RESURVEY OF LOT 20 A.P. LEE SUBDIVISION, consisting of two lots located on the southwest corner of Hackberry Lane and 27th Street. (Council District 7)

Approved.

S-36-08: RESURVEY OF LOT 8210 YACHT CLUB BAY NO. 7, consisting of one lot located on the southwest corner of Enterprise Avenue Northeast and Yacht Club Way Northeast. (Council District 3)

This item provided the excitement for the night. The petitioner wanted to adjust the lot lines for golf course remodeling, and sell the lot. This was vociferously opposed by John Campo, whose house and property adjoins the lot in question. He was concerned about the drainage ditch that runs through his property and that when the lot is cleared it would create flooding. He was also concerned about traffic on Club Way. The developer says the lot has been for sale for a number of years and said there is a buildable site on the property. Campo said paving the driveway will create more runoff and possibly overflow the ditch. He said a house could not be built on this property because, by the topography, the house would sit on a rise and all the water would naturally drain downhill. City Engineer John Robinson said the drainage regulations are tougher now than they used to be but says they are still not tough enough. He agreed that that lot was one of the highest points in the area and a house there will increase runoff. The old pipes in the area are rusted metal and contracts have been signed to begin replacing them with concrete pipes. There ensued a LONG back and fourth between the Commissioners, the developer and Mr. Campo. A vote was taken and SR voted NO (5-1) unless some guarantee could be made to protect Mr. Campo's property. The developer said he could not do that, that the homeowner would be responsible. AC asked the developer if he would guarantee that, that the petition would pass 6-0. The Mr. Campo REALLY objected then and was very firmly told to SIT DOWN. The petition was finally approved PROVIDING that the home owner works with the city on drainage. Approved 6-0.

ANNEXATIONS

AN-2008-05: Approximately 0.35 acres located near the intersection of Virginia Drive and 44th Avenue East. (Council District 5)

Approved.

AN-2008-06: Lot 23 of Stonehedge No. 4 Subdivision, consisting of approximately 0.60 acres located south of the intersection of Stonehedge Road and Sandstone Road. (Council District 3)

Approved.

AN-2008-07: Approximately 3 acres located on the east side of Rice Mine Road Northeast and north of the Brandon Place Subdivision. (Council District 3)

Approved.

OTHER BUSINESS

Amending the Subdivision Regulations regarding sidewalk requirements and minimum pavement widths.

(No report of this item submitted, but I assume it is the same as what was reported from the "Sidewalk Committee" by Joe Robinson last month.)

Thus ended a 2 hour 45 minute long meeting.