

Tuscaloosa Neighborhoods Together

notes on
TUSCALOOSA PLANNING AND ZONING COMMISSION
November 19, 2007

*(***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>

Present: Commissioners: Robert Reynolds ("RR"), Vince Dooley ("VD"), Steven Rumsey ("SR"), Joe Romanek ("JR"), Jimmy Warren ("JW"), Joe Duncan ("JD") and Aaron Christian ("AC")

(As you may have noticed, there were no notes disseminated on the October meeting; I was on vacation. Upon my return to the Planning and Zoning Commission meeting this month I found that there is a new chairman, Mr. Joe Romanek, and new rules: (1) The meetings will begin at 5:00 [pre-meeting at 4:30] {which means I will have to pay a babysitter to make it to the beginning of the meetings} and (2) you must sign up on a list at a table by the door to speak regarding an agenda item. Also, there is a police officer present by the door for the entire duration of the meeting. I learned that this was the result, at least in part, of an incident that happened at a recent Historic Commission meeting.)

AMENDMENTS TO THE ZONING ORDINANCE

The Planning Commission considered amendments to the Zoning ordinance as follows:

ARTICLE XVIII. Riverfront Development District Regulations, (a Conditional Use Zoning Regulation) The purpose of this ordinance is to repeal the current Riverfront Development District regulations which are part of ARTICLE VI and create a new ARTICLE XVIII with amended regulations. This ordinance will also amend Section 24-91 of the Zoning Ordinance and Section 22-218 of the Code of Tuscaloosa. Copies of the proposed amendments may be obtained in the Office of the City Attorney.

Your reporter was late to the meeting and this agenda item had already been passed, but my understanding is that a copy of the latest draft of the ordinance was passed out and the item was continued with no discussion.

Amend ARTICLE IX. OFF-STREET PARKING AND LOADING by adding a new

Section 24-125, *Parking in Front Yards Prohibited*. Copies of the proposed amendment may be obtained in the Office of Planning and Economic Development.

I also missed this item, but I don't think it was discussed.

ZONING

Z-21-07: Tuscaloosa Planning and Zoning Commission, on their own motion, propose to recommend rezoning properties located generally adjacent to and in close proximity to the Black Warrior River to RD (Riverfront Development District). Maps of the proposed areas of rezoning are on file in the Office of Planning and Economic Development and are available for public review. (Council Districts 1, 3, 4, and 5)

I also missed this item, but since I'm typing this now with knowledge of what happened in the December meeting, I know that they did not discuss it in November.

Z-25-07: BF Services, Inc. petitions to rezone approximately 5.74 acres located on the south side of 31st street and west of 1-359 from MH to BH. (Council District 2)

This was under way when I came in and I didn't catch what happened because I was talking to other people who were in attendance, but, based on the fact that this item was discussed in detail at the December meeting, I can safely say that it was continued at this meeting.

Z-26-07: Tuscaloosa Housing Authority petitions to rezone property located at the northeast corner of the intersection of 11th Avenue and 30th Street from MG to RMF-1. (Council District 2)

This is part of the proposed new Hope VI project.

APPROVED.

Z-27-07: Edsel Witherepoon petitions to rezone lots 8 & 9 of Block 403 of the T.C.I. & L Survey. This property is located on the northeast corner of the intersection of 16th Avenue and 19th Street from ML to R-4. (Council District 2) (COMPANION CASE S-72-07)

S-72-07: RESURVEY OF LOTS 8 AND 9, BLOCK 403, T.C.I. AND L. CO SURVEY, consisting of one (1) lot located at the northeast corner of 16th Avenue and 19th Street. (Council District 2) (COMPANION CASE Z-27-07)

They are combining smaller lots into one lot. If my memory serves me, this is located in the general vicinity of Old Greensboro Road on the same side of the road as the interstate and is bordered on the back side by a drainage ditch. There are already

houses in this area and the petitioner wants to build a new house or duplex. The strange thing about this is that there is no proper city road servicing this lot or the other houses already there. The people have been driving on a dirt alley of sorts.

RR: This is on a dirt road? We're being asked to approve a subdivision on a dirt road? There is no one here from TDOT and no petitioner here. Let's put this on hold until TDOT gets here.

(A break was taken until Joe Robinson arrived.)

Joe Robinson: I am familiar with the case. The homeowner has been told that he can use the ROW as a driveway.

RR: is the petitioner asking the City to build a road?

Joe Robinson (TDOT): The homebuilder asked the city council to look at the road and they did and have agreed to extend the paving. The street won't be up to code and there will be no approval necessary for the driveway.

SR: Is the petitioner getting favorable treatment?

RR: No, the City owns the ROW and has the obligation to maintain.

Joe Robinson: If Mr. Rumsey would like to make the driveway approval a condition, ok. If it was just one house we wouldn't be considering it, but several houses are using this unimproved ROW.

RR: Move to approve.

JW: Odd that City is building a non-code street.

RR: would rather see the City build a good street but without that it doesn't make sense to require half street improvements.

APPROVED - both the subdivision and the rezoning. After the vote RR asked that a recommendation be added to the minutes that the City strongly consider building a standard road to build these houses.

Z-28-07: Michael J. McGuire petitions to rezone approximately 0.8 acres located on the north side of 11th Street between South Lurleen B. Wallace Boulevard and T.Y. Rogers, Jr. Avenue from BN and R-4 to BGO. (Council District 1) (COMPANION CASE S-73-07)

S-73-07: RESURVEY OF MARLEE'S PLACE, consisting of three (3) lots located at the northwest corner of the intersection of South Lurleen Wallace Boulevard and 11th Street. (Council District 1) (COMPANION CASE Z-28-07)

This is off of Lurleen Wallace Blvd. South, behind McGuire Engineering's new building. It is a proposed office building. McGuire bought the property and tore down an old house that was there and wants to build an office building similar to theirs.

APPROVED.

ORIGINAL ZONING

OZ-10-07: Property located along the west side of Rice Mine Road Northeast (part of the Townes of Northriver Planned Unit Development) proposed for BNS (Special Neighborhood Commercial Districts). (Council District 3) (COMPANION CASES P-11-06(3) AND AN 2007-19)

P-11-06(3): TOWNES OF NORTH RIVER. REVISED MASTER PLAN This proposal will expand and change the layout of the proposed commercial/institutional area at the east end of the development near Rice Mine Road Northeast. This development consists of approximately 485 residential units with a mix of single family detached homes, townhomes, condos or apartments, lofts, flats and cottage lots. The development also proposes commercial and institutional uses along the entrance near Rice Mine Road Northeast. This development is located east of Munny Sokol Park and southwest of Lesley Place subdivision. (Council District 3)(COMPANION CASES OZ-10-07 AND AN-2007-19)

AN-2007-19: Approximately 10.75 acres located along Rice Mine Road Northeast south of the Townes of Northriver Subdivision. (Council District 3) (COMPANION CASES P-11-06 (3) ANO OZ-10-07)

APPROVED.

PLANNED UNIT DEVELOPMENT SUBDIVISION PLATS

P-5-07: SHERIDAN SUMMIT, consisting of 176 lots located southwest of U.S. Highway 82 East in Section 7, Township 22 South, Range 9 West. This site is located west of Country Mart subdivision. (Proposed annexation and Council District 7)

Sorry, I missed the decision on this one.

P-14-06 (1) La'SHAYNE GARDENS. AN AMENDMENT TO THE MASTERPLAN: This is a previously approved seventy (70) lot planned unit development. The purpose of this amendment is to change the exterior facade materials from partial brick and vinyl siding to all vinyl siding. Amendments to the street configuration and lot numbers are also proposed. This development is located along the north side of Foster's Ferry Road and northeast of Palmore Park. (Council District 1)

The commission asked the engineer why they wanted to change the exteriors of the homes; he didn't know, but speculated it was marked-driven.

SR: I'm not comfortable changing this without Bobby Howard being here.

Engineer: They have talked to Bobby Howard. He's ok with it.

RR: I am concerned too about Bobby not being here. I'm concerned about changing from brick veneer and I want to talk to him directly. Move to continue.

SR: second

CONTINUED.

P-8-07 JAMESTOWN VILLAS: Consisting of ninety (90) lots located at the east end of 6th Street East in the Northeast Quarter of Section 21, Township 21 South Range 9 West. This is east of Crescent Ridge Road East. (Proposed annexation and Council District 5)

This project has been before this Commission for I-don't-know-how-many months in a row. This is the one out Crescent Ridge Road that has County governed neighborhoods between it and Crescent Ridge Road - the main access road to the neighborhood. The neighbors begged for help on this because they felt that their roads were not substantial enough to withstand the traffic, but since they are in the County, there was nothing that could be done.

Tonight, the engineer presented a slightly different ingress/egress plan that was changed because of topography and to have less impact on a stream. The property will be annexed into the City and will have access to City water and sewer. The sewage will be pumped. The Commission required some improvement to the sidewalk design.

APPROVED.

P-9-07 PRADAT SQUARE CONDOMINIUMS: Consisting of nine (9) condominium units located on the east side of 10th Avenue and south of its intersection with Hargrove Road. (Council District 7)

The developer said that this is a gentrification effort because the City has proposed 10th Avenue as a major corridor.

APPROVED.

PRELIMINARY SUBDIVISION PLATS

S-66-07- THE PARAMOUNT consisting of 6 lots located west of 21st Avenue and north of University Boulevard and 4th Street. (Council District 1)

There will be five buildings in this project. Three years ago this project was approved as 3 lots. Now the developer wants 6 lots. One lot is a brownfield and they cannot obtain financing on that lot because of the contamination on it. So they are taking that lot out and it will not be developed. (That is lot 3.)

Ted Miller, from TNT member Druid City Neighborhood Association spoke in opposition to the project. The Druid City N.A. is opposed to the whole project and feels it will be detrimental to their neighborhood because of (1) the traffic, (2) the fact that it is in opposition to the Downtown Area Plan and (3) it will make downtown less likely to draw permanent residents. The project consists of immense towers of 10-12 stories that will

house as many as 1,000 students. It will be rented by the bed: it's a "for-profit dorm." The rear parking structure is over a City drainage ROW. We have discussed this in our neighborhood association many times and I speak for many people in opposition to this project.

John Earle, also from TNT member Druid City Neighborhood Association and a resident of 7th Street spoke in opposition to the project because of the traffic impact, and the change of the character of the downtown area that it will bring because of the huge density of students.

The project representative then said that there are ongoing negotiations about the water ROW.

AC: This plan calls for a 6-story parking structure with a tree buffer to the North. The only access is on 21st Avenue, so there will be 1,100 cars exiting onto 21st Avenue.

The project representative said they will or are doing a "traffic study." (...as if anyone needs a "study" to predict what kind of a nightmare this will cause or as if doing a study will make it less of a problem.)

RR: Joe (Robinson) please refresh us on the parking requirements. It is 2 spaces per unit, but lots of these are 3 bedroom units.

JMc: In BC district there is no off-street parking requirement.

SR: What has been approved?

JMc: Nothing. They haven't submitted their Overlay approval. They can have apartments by right under the new regulations, but before they can develop they have to have approved the Overlay portion. All they have approved now is a 3 lot subdivision.

VD: Are there height restrictions in BC?

JMc: No.

RR: I'm concerned about the parking. There will be 1,500 cars right here with inadequate parking. We already have parking problems.

JMc: The parking regulation we're working on is 1 per bedroom plus 7%.

APPROVED with Robert Reynolds voting No.

S-71-07: RESURVEY OF LOT 8 AND PART OF LOT 7 BLOCK 108, T.C.I. AND L. CO. SURVEY, consisting of two (2) lots located at the southeast corner of 13th Street and 14th Avenue. (Council District 4)

This is just a reconfiguring of lot lines.

APPROVED.

S-74-07: RESURVEY OF LOT 1, BAGGETT'S INN, consisting of two (2) lots located along the north side of Skyland Boulevard East, immediately east of El Dorado East subdivision. (Council District 6)

APPROVED on consent agenda.

S-75-07: RESURVEY OF LOTS 1 & 2, BLOCK 447, MCCALLA'S STREET SURVEY, consisting of two (2) lots located on the south side of 12th Street between 23rd Avenue and Greensboro Avenue. (Council District 1) (COMPANION CASE V-6-07)

V-6-07: A portion of 23rd Avenue south of 12th Street. (Council District 1) (COMPANION CASE S-75-07)

APPROVED on consent agenda.

S-76-07: VINTSON PLACE, A RESURVEY OF LOTS 1 & 2 AND PART OF LOT 10, BLOCK 6, GREEN ACRES, consisting of five (5) lots located on the north side of Keene's Mill Road and east of it's intersection with Old Birmingham Highway. (Out of City)

APPROVED.

S-79-07: RESURVEY OF LOT 1 CENTERS INC. AND LOT 23 AND A PART OF LOT 22 DURRET GROVE, consisting of one (1) lot located on the southwest corner of University Boulevard East and 28th Avenue East. (Council District 5)

APPROVED on consent agenda.

S-80-07: RMD SUBDIVISION, consisting of four (4) lots located between McFarland Boulevard Northeast and Rice Mine Road Loop and south of Rice Mine Road Northeast. (Council District-3)

This is the loop on the north side of the river that has been cleared already. This project was before this Commission several months ago and some hotels were approved. Now they want to divide the current one lot into four separate lots each of which will be developed separately with their own parking requirements. The two hotels are pretty solid projects and it was said that perhaps the subdivision is so that the other two lots can be sold off. Jimbo Woodson (legal) said that the Inspection department asked him to remind the Commission that ingress and egress will change with the subdivision. John McConnell said that he has told Stan Pate that the Inspection department will get in touch and that the City may require easements.

APPROVED.

S-81-07: RESURVEY OF LOTS 7 & 8 of BLOCK 107, T.C.I. AND L. CO. SURVEY, RESURVEY OF LOT 1 OF RESURVEY OF LOTS 1,2,3,4,5,6,12,13,14,15 AND 16 OF BLOCK 107 T.C.I. AND L. CO. SURVEY, consisting of one (1) lot located along the south side of 13th Street, between 11th and 12th Avenues. (Council District 4)

APPROVED on consent agenda.

S-82-07: TUSCALOOSA TEACHERS CREDIT UNION, consisting of one (1) lot located at the northwest corner of the intersection of 13th Avenue East and Veteran's Memorial Parkway. (Council District 5)

Sorry, I left before this was discussed.

S-84-07: GREENSBORO SOUTH SUBDIVISION, consisting of two (2) lots located on the west side of Greensboro Avenue, northwest of 37th Street. (Council District 2)

APPROVED on consent agenda.

S-85-07: UNIVERSITY VILLAGE APARTMENTS, consisting of one (1) lot located northwest of University Lane and south of 29th Street. (Council District 7)

Sorry, I left before this was discussed.

S-86-07: RESURVEY OF LOTS 7 & 8 W.W. HERRING SURVEY, (THE HOUNDSTOOTH), consisting of one (1) lot located on the northwest corner of University Boulevard and Grace Street. (Council District 4)

APPROVED on consent agenda.

STREET/ALLEY VACATIONS

V-4-07: A portion of Ozment Road at Cherrystone Phase IV Subdivision. (Council District 2)

V-5-07: A portion of 9th Avenue between 14th Street and Norfolk Southern Railway R.O.W. (Council District 4)

Sorry, I left before these were discussed.