

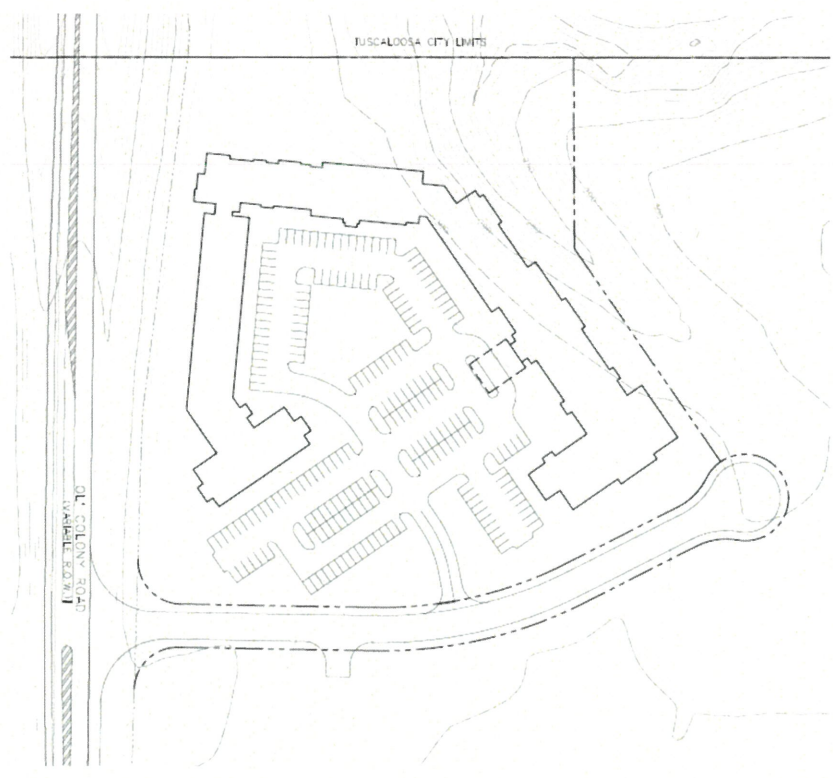
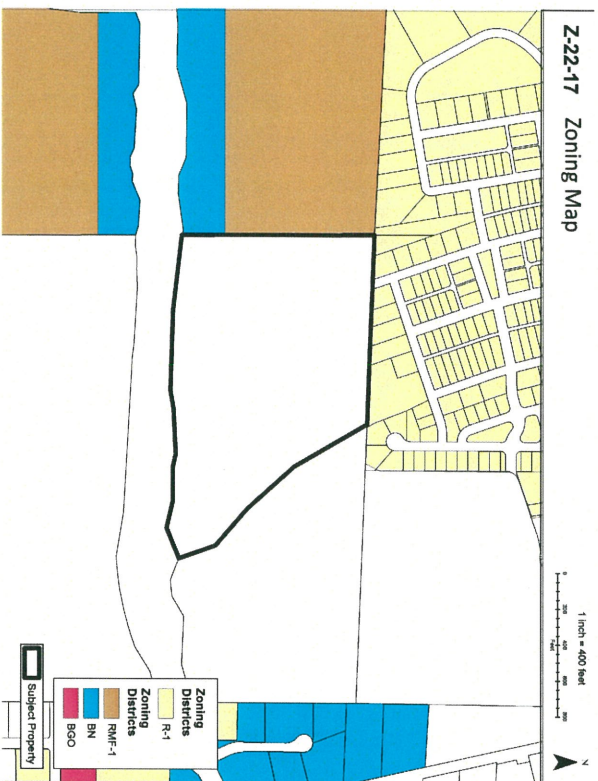


City of
TUSCALOOSA
URBAN DEVELOPMENT

IF YOU RECEIVED THIS NOTICE BY MAIL, THE SUBJECT PROPERTY IS LOCATED IN YOUR IMMEDIATE AREA

REZONING NOTICE

City of Tuscaloosa



What: Tuscaloosa Planning and Zoning Commission to consider request to rezone property.

Where: City Council Chambers
2201 University Boulevard

When: December 18, 2017 at 5:00 pm

Case Number: Z-22-17

Applicant: Stipe Properties, LLC and Killingsworth Properties, LLC

Subject Property Address: Along Old Colony Road, south of the Townes of North River (Lots 2 & 3 of the proposed Stipe-Killingsworth Subdivision, Phase I

Property Size: Approximately 35.37 acres

Current Zoning: R-1 (upon annexation) BGO
Proposed Zoning:

Purpose of Request:

Stipe Properties, LLC and Killingsworth Properties, LLC petition to rezone approximately 35.37 acres located along Old Colony Road, south of the Townes of North River (Lots 2 & 3 of the proposed Stipe-Killingsworth Subdivision, Phase I) from R-1 to BGO. (Council District 3)

Rezoning Process:

All requests for rezoning must be submitted to the City in writing and on forms provided by Planning & Development Services. The Planning Commission will hear the rezoning case at its monthly public hearing.

- Any member of the public will have the opportunity to comment on the request at said public hearing.
- At the conclusion of the hearing, the Planning Commission may vote to recommend the rezoning to the City Council, recommend that the City Council not rezone the property, or table the case until a subsequent hearing.

After the public hearing of the Planning Commission, the petition will be scheduled for public hearing of the City Council.

- Any member of the public will have the opportunity to attend this meeting and comment on the request.
- At the conclusion of the hearing, the City Council may vote to rezone the property, deny the rezoning, or table the case until a subsequent hearing.

Zoning Districts:

Residential

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.

R-2 Residence District: This district is created to provide minimum standards for the development and use of single-family detached housing built on lots somewhat smaller than the ideal, but which meet generally adequate standards with respect to light, air, open space, and off-street parking.

R-3 Residence District: 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.

R-4 Moderate Density Residence District: This district is created for two (2) purposes:

- a. To provide minimum standards for the development and use of low density multifamily housing meeting modern standards with respect to light, air, open space, and parking; and
- b. To provide minimum standards for the use and redevelopment of existing areas developed predominately for single-family dwellings on lots too small to provide adequate light, air, open space, and parking. It is intended to encourage the consolidation and/or replatting of such lots for low density, multi-family housing, or for single-family dwellings meeting modern standards.

R-4S Moderate Density Residence Districts: This district is created to provide minimum standards for the design and occupancy of dwellings occupied by no more than four (4) unrelated persons and built at low to moderate dwelling unit densities in a unified complex on a site of ten (10) acres or more which is isolated for property zoned and used for single-family housing by virtue of the street configuration, intervening parcels land, and the like, provided however, up to twenty (20) per cent of the total unit mix may be allowed as five-bedroom units to be occupied by no more than five (5) unrelated persons.

RMF-1 Multifamily Residence District: This district is created to provide minimum standards for the development and use of apartments meeting modern standards with respect to light, air, parking, and usable open space. It is intended that any future RMF-1 Districts which may be created should have ready access to a street classified as a collector or arterial street in the Major Street Plan of Tuscaloosa.

RMF-2 Multifamily Residence District: This district is created to provide minimum standards for the use and redevelopment of certain areas in the vicinity of the University of Alabama characterized by high population density, an aging housing stock, and inadequate parking and open space. It is intended to encourage the consolidation and/or replatting of lots in such areas for apartments, townhouses, and two-family dwellings meeting modern standards.

RMH Mobilehome Residence District: This district is created to provide minimum standards for the development and use of modern mobilehome parks. Since there are many areas which might be suitable either for mobilehome parks or for other types of housing, the Zoning Map of Tuscaloosa does not single out any particular tract of vacant land to be in an RMH District. It is intended that a tract of land in a residential district would be considered for rezoning to RMH upon petition by a prospective developer of a mobile home park when such developer can demonstrate that the proposed mobile home park would meet the standards prescribed in this chapter for such parks and would have access to a street or highway of sufficient capacity to permit safe movements of mobile homes. Tracts of five (5) acres or more are preferred, but not mandatory. Swamps, odd remnants of land which are otherwise useless, and similar unsuitable sites will not be considered for rezoning to RMH.

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Commercial

BC Central Business Districts: This district is created to provide minimum standards for the use and redevelopment of land and structures in the Tuscaloosa central business district. While recognizing the limitations imposed by existing development, these standards are designed to promote the gradual evolution of the central core area in accordance with the city's development objectives.

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.

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.

BNS Special Neighborhood Commercial Districts: This district is created to provide minimum standards for the development and use of retail and service establishments located on relatively small sites in close proximity to single-family residential areas and serving mainly local and neighborhood markets.

BH Highway-Related Commercial Districts: This district is created to provide minimum standards for the development and use of two (2) classes of business:

- (a) Commercial establishments serving the needs of highway travelers, and
- (b) Auto-related business serving mainly the local market, but which are difficult to incorporate into unified shopping centers.

Mixed Residential

Residential Multifamily (RM-3, RM-4). The RM-3 and RM-4 districts are intended to accommodate detached, duplex, townhouse and apartment building types in a variety of forms in a pedestrian friendly and walkable environment. Civic buildings are allowed in these districts. Maximum building height is three (3) stories in the RM-3 district and four (4) stories in the RM-4 district.

Residential Attached (RA-1, RA-2). The RA-1 and RA-2 districts are intended to accommodate detached and duplex building types in a variety of forms on individual lots in a pedestrian-friendly and walkable environment. The RA-2 district also accommodates townhouse building forms along with small apartment buildings. Civic buildings are allowed in these districts.

Residential Detached (RD-1, RD-2). The RD-1 district is intended to accommodate the detached dwelling building type on individual lots in a pedestrian-friendly and walkable environment. The RD-2 district is intended to accommodate detached and accessory unit building type, cottage court and mirrored green building types in a pedestrian-friendly and walkable environment. Civic buildings are allowed in these districts.

Mixed Commercial

Mixed Use High (MX-8). The MX-8 District is intended to accommodate a mix of compatible uses in a variety of building types in a pedestrian-friendly and walkable environment. Allowed building types include mixed use buildings, general buildings, civic buildings, apartments and townhouses. Maximum height is eight (8) stories.

Mixed Use Medium (MX-5). The MX-5 District is intended to accommodate a mix of compatible uses in a variety of building types in a pedestrian-friendly and walkable environment. Allowed building types include mixed use buildings, general buildings, civic buildings, apartments and townhouses. Maximum height is five (5) stories.

Mixed Use Low (MX-3). The MX-3 District is intended to accommodate a mix of compatible uses in a variety of building types in a pedestrian-friendly and walkable environment. Allowed building types include mixed use buildings, general buildings, civic buildings, townhouses and apartments. Maximum height is three (3) stories.