

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 8, 2025**

- 1. CALL TO ORDER (INCLUDING INVOCATION)**
- 2. ROLL CALL AND ESTABLISHMENT OF A QUORUM**
- 3. INTRODUCTIONS AND MEETING PROCEDURES**
- 4. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**
 - A. March 11, 2025
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **S-25-5 Harper Road Condominiums** - Sentell Engineering is requesting preliminary plat approval for approximately 3.51 acres for the property located at 5610 Oak Park Circle.
 - B. **A-25-1 The Cove at Northcreek** - Longleaf Engineering requests annexation of approximately 1.28 acres located on the south side of Old Union Chapel Road. **APPLICANT REQUESTED TO CONTINUE UNTIL MAY. NO ACTION NEEDED.**
 - C. **R-25-2 The Cove at Northcreek** - Longleaf Engineering requests rezoning of approximately 26.3 acres from Residential Single-Family (RS-1) to Special District (SD) for the property located on the south side of Old Union Chapel Road. **APPLICANT REQUESTED TO CONTINUE UNTIL MAY. NO ACTION NEEDED.**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **R-25-3 University Beach** - University Beach, LLC is requesting rezoning and Special District Plan approval for approximately 76.2 acres located north of McFarland Boulevard and East of Harper Road.
 - B. **A-25-3 Magnolia Hills West** - Longleaf Engineering is requesting annexation with original zoning designation of Residential Single-Family (RS-1) for approximately 30.1 acres located south of the Northwood Estates subdivision and West of the Magnolia Hills subdivision.

- C. **R-25-4 Magnolia Hills West** - Longleaf Engineering is requesting rezoning and Special District Plan approval for approximately 29.17 acres located south of the Northwood Estates subdivision and West of the Magnolia Hills subdivision.
- D. **AMD-25-01 City of Northport** - City of Northport proposes amendments to the Zoning Ordinance.

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

- A. **City of Northport Subdivision Regulations** - Public Hearing

12. ADJOURNMENT

Northport Planning and Zoning Commission Meeting Procedures

- I. The Chairman calls for the next agenda item.
- II. Staff provides a summary of the case and answers any questions from the Commission.
- III. The applicant or petitioner presents his or her request and provides information in support of the application and answers any questions from the Commission.
- IV. If a public hearing is needed, the Chairman will ask for anyone present who would like to provide input regarding the request.
- V. The Commission members may discuss details and issues raised, and may ask questions of the applicant, city staff, or other parties.
- VI. The Chairman will call for a motion to be read and a second, and the Chairman may ask if further discussion by the Commission is needed.
 - i. Motions for a vote and second will be made for each item in a positive fashion. The purpose of which is to allow the Commission to vote on a motion. Members making the motion or second are not obligated to vote in the affirmative for said motion.
 - ii. Waivers may be added to the motion for approval of a preliminary plat if listed verbally in the motion. If it is requested by any member of the Commission, the waivers shall be voted on individually or in a group prior to the vote on the preliminary plat.
- VII. The Chairman will call for a roll call vote.



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**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 11, 2025**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, March 11, 2025, in the City Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Kevin Turner. Upon roll call the following members were found to be present: Mr. Brian Chandler, Mr. David Kemp, Mrs. Tracey Kelly, Mr. Roland Lewis, Mr. Clay Randolph, and Mr. Kevin Turner. Absent and failed to vote: Mr. Timothy Martin, Mr. Jason Ward, and Mr. Karl Wiggins. Staff present were Mrs. Julie Ramm, Planning Director, Mr. Ron Davis, City Attorney, Mr. Shaun Patten, Zoning Administrator, Mr. Brad Matthews, Assistant City Engineer, Ms. Meredith Mullins, Planner, Mrs. Katelyn Lesley, Administrative Assistant.

Chairman Kevin Turner introduced the board members and staff members to the public.

Information on Back of Agenda – Chairman Kevin Turner explained the meeting procedures on the back of the agenda.

Approval of the Minutes of Previous Meeting(s) –

Motion by Mr. Lewis to approve the minutes of the regular meeting minutes for February 11, 2025. **Seconded by Mr. Kemp.** Voice vote was given. **Motion Carried.**

Verification of No Conflict of Interest – None

Verification of Proper Notification – Mrs. Ramm confirmed proper notification was given.

Disclosure of Ex Parte Communication – None

Old Business

New Business

- A. **S-25-4 2214 LWB Subdivision**– Duncan Coker and Associates is requesting preliminary plat approval for 0.24 acres for the property located at 2214 Lurleen Wallace Boulevard

Mrs. Ramm stated that Duncan Coker and Associates are requesting preliminary plat approval for approximately 0.24 acres located at 2214 Lurleen Wallace Boulevard. The current site consists of two vacant lots that are zoning General Commercial (C-3). Since development is proposed, the zoning ordinance requires that the entire site be consolidated into one platted lot. The applicant is requesting sidewalk and R.O.W. dedication improvement waivers with this plat. This property is surrounded by an auto repair shop zoned General Commercial (C-3) to the south, a single-family residence zone General Commercial (C-3) to the west, a greenhouse zoned General Commercial (C-3) to the north, and by a business center zoned General Commercial (C-3) to the east across Lurleen Wallace Boulevard. The future land use plan within Northport Compass shows this area as “Commercial Mix”, which supports the proposed use.

Mr. Matthews stated that they are requesting a 10' Utility Easement to offset, the normal requirement of 60' R.O.W. The current R.O.W. along 22nd street is 40', they are proposing to keep that because the dedication would push the setback back so far. Mr. Turner asked Mr. Matthews if that street cross section was established. Mr. Matthews stated that this is consistent with the R.O.W. on that street. Mr. Kemp asked Mr. Matthews if the easement they were stating is in addition to the current R.O.W. or included in the current R.O.W. Mr. Matthews stated that was in addition to the current R.O.W., the 10' Utility Easement would allow the utilities to be placed there without having to push back their setbacks.

Robert Martin, Duncan, Coker and Associates, 201 Towncenter Boulevard, stated that this is a lot consolidation for a potential commercial development. He stated that on the R.O.W. Dedication waiver they are proposing half-street improvements, and they do have enough R.O.W. width to add 3' pavement and curb and gutter along with the 10' Utility Easement. He stated that ALDOT has indicated they are ok with no sidewalks along Lurleen and there are no existing sidewalks on 22nd.

Mr. Turner confirmed with Mr. Martin that they had requested to pay into the sidewalk bank instead of building sidewalks. Mr. Martin stated that was correct.

Chairman Turner opened the floor for a public hearing.

With no one to appear before the commission, Chairman Turner closed the floor for a public hearing.

Motion by Mr. Turner to approve the preliminary plat for LWB Subdivision with waiver of Sidewalks and Right of Way Dedication for approximately 0.24 acres for the property located at 2214 Lurleen Wallace Boulevard. **Seconded by Mr. Randolph.** Roll call was as follows: Mr. Turner – Yes; Mr. Randolph – Yes; Mr. Chandler – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes. **Motion Carried.**

- B. S-25-5 Harper Road Condominiums** – Sentell Engineering is requesting preliminary plat approval for approximately 3.51 acres for the property located at 5610 Oak Park Circle. **APPLICANT REQUESTED TO CONTINUE UNTIL APRIL. NO ACTION NEEDED.**
- C. S-25-6 Boyd Zastoupil Subdivision** – Sentell Engineering is requesting a preliminary plat approval for 13.26 acres located at 3350 Union Chapel Road and 3660 Union Chapel Road.

Mrs. Ramm stated that Sentell Engineering is requesting preliminary plat approval for approximately 13.26 acres located at 3350 Union Chapel Road. The current property consists of two single-family detached residential on 2 parcels. The proposed plat would divide the properties into 3 lots. The applicant is requesting sidewalk, half-street improvements, and capped sewer. The site is surrounded on all sides by single family detached residences. This property is located outside of the city limits of Northport but is within its planning jurisdiction. The future land use map contained within Northport Compass shows this property primarily as "Medium Density Residential". The proposed use is not in conflict with the comprehensive plan.

Mr. Matthews stated that Union Chapel road has a 24' roadway already but there is no curb and gutter so there is no issue with the sidewalk waiver there. He stated that with the capped sewer, two of these parcels already have existing structures which are on septic currently, and there are no plans for the city to provide sewer. Mr. Turner asked Mr. Matthews if Union Chapel was on the MPO to add sidewalks. Mr. Matthews stated there are no sidewalks being added according to the MPO or the Comprehensive Plan.

Chris Sentell, Sentell Engineering, spoke at the podium. He stated that they wanted to divide the middle lot to sale.

Chairman Turner opened the floor for a public hearing.

With no one to appear before the commission, Chairman Turner closed the floor for a public hearing.

Motion by Mr. Turner to approve the preliminary plat with waiver of Sidewalk, Half-Street Improvements and Capped Sewer for approximately 13.26 acres located at 3350 Union Chapel Road and 3660 Union Chapel Road. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Turner – Yes; Mr. Kemp – Yes; Mr. Chandler – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Randolph - Yes. **Motion Carried.**

D. A-25-1 The Cove at Northcreek – Longleaf Engineering requests annexation of approximately 1.28 acres located on the south side of Old Union Chapel Road. **APPLICANT HAS REQUESTED TO CONTINUE UNTIL APRIL. NO ACTION NEEDED.**

E. R-25-2 The Cove at Northcreek – Longleaf Engineering requests rezoning of approximately 26.3 from Residential Single-Family (RS-1) to Special District (SD) for the property located on the south side of Old Union Chapel Road. **APPLICANT REQUESTED TO CONTINUE UNTIL APRIL. NO ACTION NEEDED.**

F. A-25-2 David Pollard – David Pollard requests annexation of approximately 0.83 acres located at 10408 Carthage Road.

Mrs. Ramm stated that David Pollard is requesting annexation of approximately 0.83 acres located at 10408 Carthage Road. This property is contiguous to the city limits and is surrounded by vacant unincorporated land (no zoning) to the north, by a single-family residence zoned Residential Single-Family (RS-1) to the east, by an undeveloped lot zoned Single-Family Residential (RS-1) to the south, and by vacant unincorporated land (no zoning) to the west. The applicant is requesting Residential Single-Family (RS-1) zoning. This property lies within the priority growth areas identified in the comprehensive plan. The future land use plan within Northport Compass identifies this property as “Medium Density Residential”. The proposed use and requested zoning do not conflict with the comprehensive plan.

David Pollard, 1814 21st Avenue E, spoke at the podium. He stated that he is wanting to annex to get garbage service, Waste Management has discontinued service in that area. Mr. Turner asked Mr. Pollard if he had asked Public Works about picking up. Mr. Pollard stated that he had not talked to Public Works, but everyone takes their garbage cans up to Jones Road for pick up and he will call Public Works.

Chairman Turner opened the floor for a public hearing.

With no one to appear before the commission, Chairman Turner closed the floor for a public hearing.

Motion by Mr. Turner to make a favorable recommendation to City Council to annex approximately 0.83 acres for the property located at 10408 Carthage Road. **Seconded by Mr. Lewis.** Roll call was as follows: Mr. Turner – Yes; Mr. Lewis – Yes; Mr. Chandler – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Randolph – Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

- A. Mrs. Ramm stated that she is working on getting more dates for training, the dates we had conflicted with spring break.
- B. Mrs. Ramm stated that she had an update on Subdivision Regulations. Staff has been going through the Subdivision Regulations with KPS. We are on draft 3, hopefully they will have a final draft next week. Once that is received she will push it out to the Commission, then will push it out to stake holders in the community (developers, engineers), the same group that the Engineering Department consulted with on the Engineering Design Manual, we will give them 3-4 weeks to review. We will have that on the agenda as a presentation to the commission at your next meeting. Mr. Turner stated that he was thinking we could do a work session and really go through the subdivision regulations. Mrs. Ramm stated that we could do a work session if everyone wanted to but we were thinking he could come in and highlight the changes make sure the commission is comfortable then at the next meeting hold a public hearing. Then if the commission is ready for adoption in May, we could do that in May. Mr. Turner stated he thinks it is a good training exercise to go through just the subdivision regulations with the Commission.
- C. Mr. Turner stated that he would not be here for the April meeting but Mr. Randolph would take his spot.

ADJOURNMENT – Motion by Mr. Lewis. Seconded by Mr. Turner

Meeting was adjourned at 6:19pm.

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – April 8, 2025
Staff Report

Case: S-25-5
Applicant: Sentell Engineering
Location: 5610 Oak Park Circle
Request: Preliminary Plat

Sentell Engineering is requesting preliminary plat approval for approximately 3.51 acres located at 5610 Oak Park Circle. The current site consists of an undeveloped lot that is zoned Residential Multifamily (RM). The applicant is proposing a 35 lot townhome development.

The following waivers are being requested:

- **Right-of-way dedication** - As shown, the plat would not require this waiver to be approved.

However, the required waiver not shown is:

- **Stub street requirements** – The subdivision regulations require stub streets to connect to unplatted land at intervals between 400 and 1200 feet. There are no public streets proposed to connect to a stub street.

Additional note from Engineering – Harper Road is classified as a collector. Minimum driveway spacing is 300', which includes the adjacent driveway to south. Any waiver of this standard requires approval of the City Engineer. Traffic impact report is needed prior to consideration for a waiver by the City Engineer. The layout of the subdivision would be impacted if the waiver is not approved.

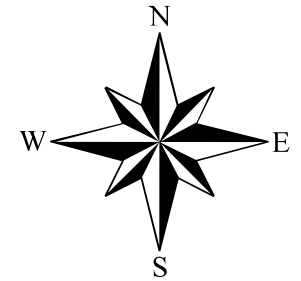
The property is surrounded by a retail developments zoned Commercial Highway (C-6) to the south and east, a single-family detached neighborhood zoned Residential Single-Family (RS-1) and an undeveloped parcel that is not in the City limits but is in the planning jurisdiction to the north, and by a single family detached residence on a parcel not in the City limits but in the planning jurisdiction to the west.

The future land use plan within Northport Compass shows this area as “Limited Mixed-Use”. The property is currently zoned as Residential Multifamily, which permits this use by right.

Any action on this item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.

City of Northport Planning Commission

Preliminary Plat

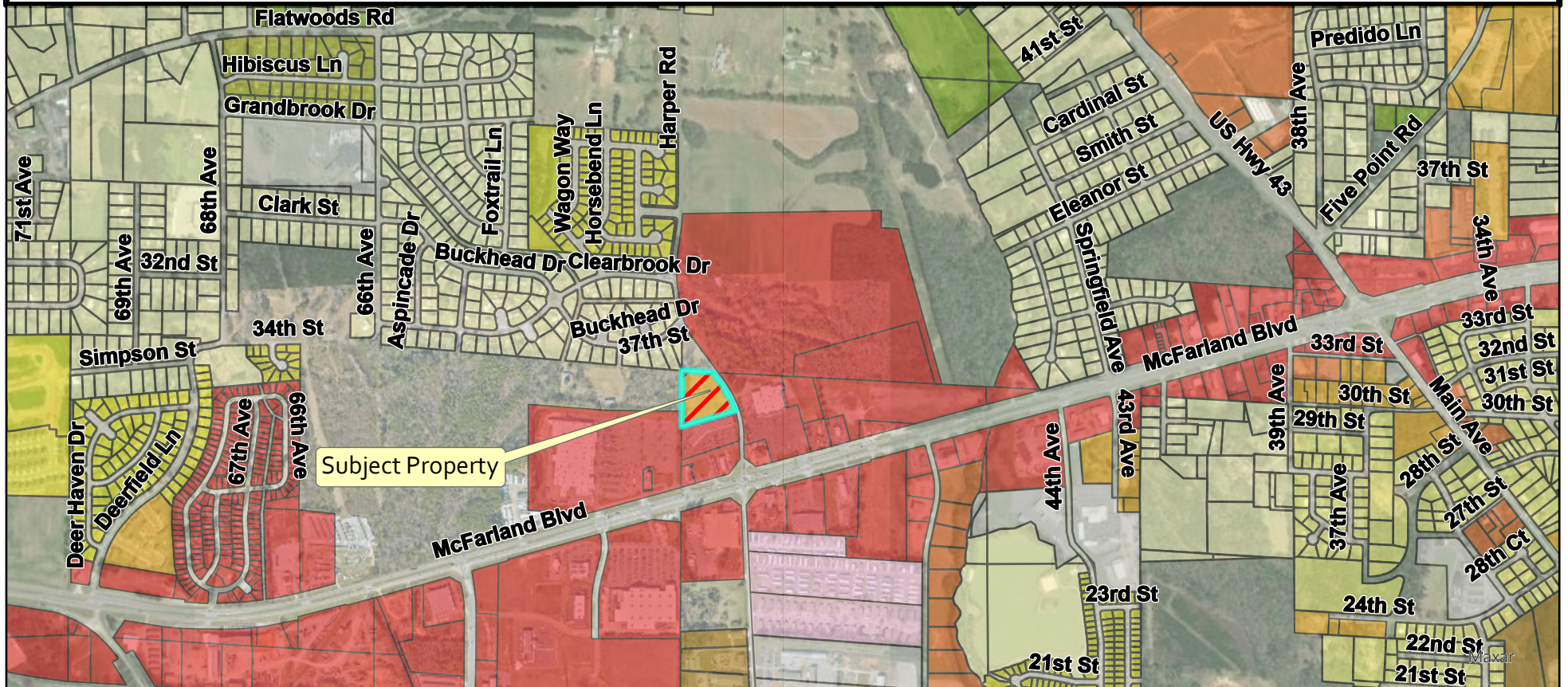


Zoning

- Agriculture
- Neighborhood Commercial
- General Commercial
- Commercial Highway
- Light Industrial
- Mobile Home Park
- Office and Institutional
- Residential Multi-Family
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Subject Property

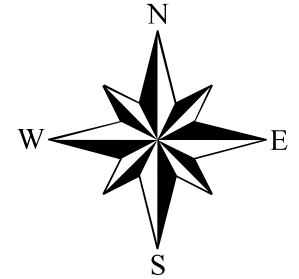
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Feet

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City of Northport Planning Commission

Preliminary Plat



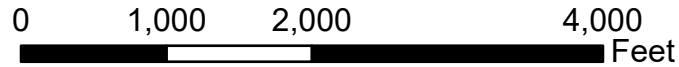
Parcels

□ Parcels

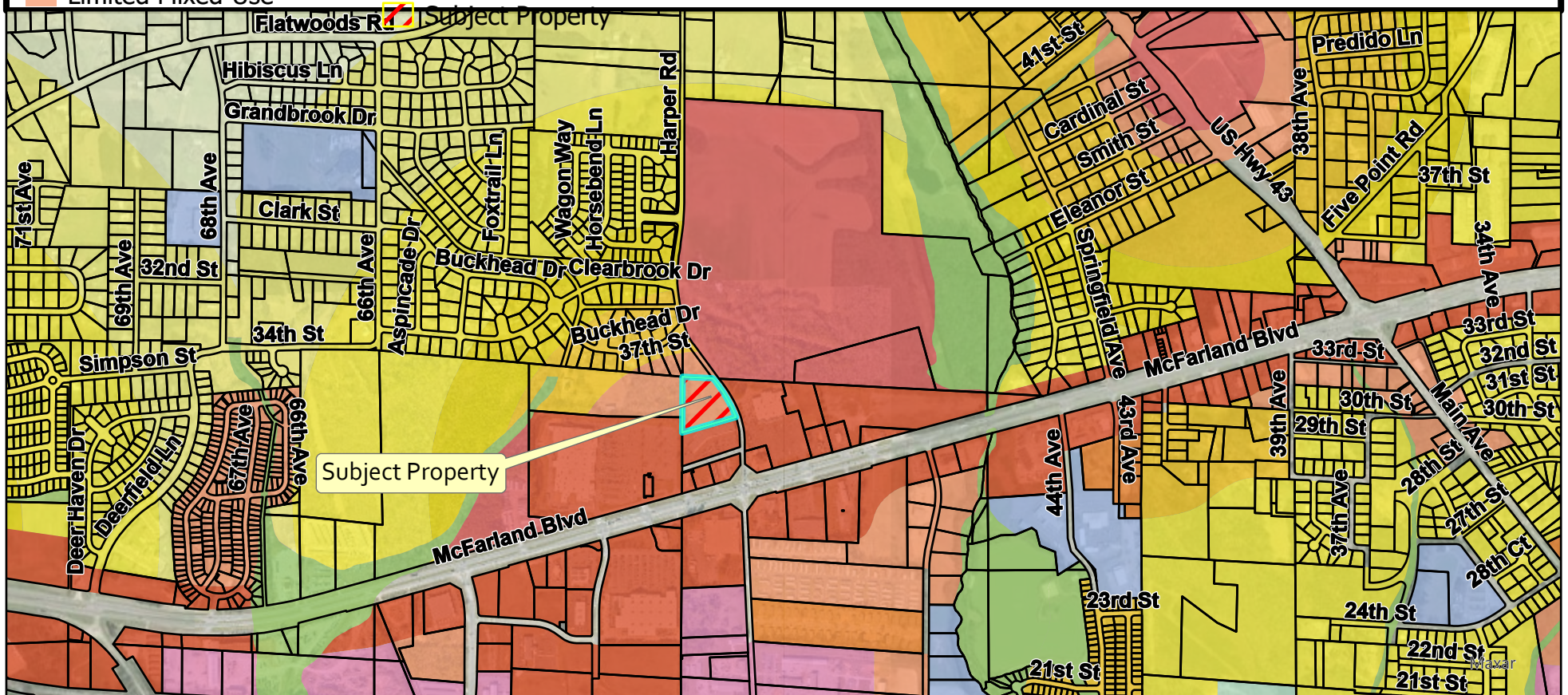
Future Land Use

- Conservation
- Conservation Floodway
- Conservation Development
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use

- Multifamily Residential
- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Office-Trades Mix
- Institutional
- Utilities



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Subject property as
seen from Harper
Road looking west.



Google

City of Northport
Planning and Zoning Commission – April 8, 2025
Staff Report

Case: R-25-3 University Beach
Applicant: University Beach, LLC
Location: North of McFarland Blvd and East of Harper Road
Request: Rezoning with Special District Plan Approval

University Beach, LLC is requesting rezoning with Special District Plan approval for approximately 76.2 acres located north of McFarland Boulevard and east of Harper Road. The property is currently zoned Highway Commercial (C-6). The proposed development features a mixed-use development centered around a 10-acre lagoon and features a water park, hotel, retail, restaurants, and residential. The proposed layout is shown in the included Special District Plan and detailed in the included narrative. The Special District Plan proposes changes from the regular requirements of the subdivision regulations and zoning ordinance. The differences identified by staff are noted in the table below. If approved, everything shown in the submittal will be allowable for this development.

Category	Required / Permitted	Proposed
R.O.W. Width	60'	50'
Street Width	31'	28'
Stub Streets	2 along eastern boundary	None
Sidewalks	4' sidewalks along both sides of all public R.O.W.	See sheet SD5.1
Landscaping	20' perimeter, interior parking lot, 7' foundation plantings, 10' vehicular area screening	10'-20' perimeter, interior parking lot, 10' vehicular area screening, street trees -see sheet SD9.1
Lot sizes – Single Family Detached	50' width; 4,000sf minimum area	30' width; 2,100sf minimum area
Setbacks – Single Family Detached	20' Front, 7' Side, 25' Rear	5' Front, 0' to 10' Side with 8' minimum between buildings, 3' Rear
Signage	1 freestanding sign up to 150sf and 20' tall per lot, or 2 freestanding signs up to 350sf	10 freestanding signs throughout development, including one 50' tall digital sign up to 650sf – see attached

	total and 35' tall per development	signage plan beginning on sheet XS101
Fencing	Chain-link, privacy, and fences over 4' tall not permitted in a front yard	Since a detention pond is proposed in the front yard near Hwy 82, a 6' fence will be required
Parking	9'x20 spaces	9'x18' spaces
Building Materials - Nonresidential	Min. 40% masonry on front façade, min 30% masonry elsewhere	A mixture of brick, stone, split-face block, architectural metal panels, architectural wood cladding, and other cementitious materials.
Uses	Agricultural, Residential, Commercial, Entertainment & Recreation, Institutional & Utilities, Industrial	Water parks, lagoons, plus all shown in green in the table at end of report
Building Heights	In C-6, up to 50' generally, up to 75' for hotels, 40' for multifamily	Up to 85' generally, up to 65' for multifamily, up to 3 stories for single-family

The zoning ordinance requires that special districts contain 20% **usable** open space for active and passive recreation. The development as proposed contains roughly 30% open space. Proposed amenities include a lagoon, water park, boardwalk, walking trails, and private beaches as shown on the site layout.

Sheets SD3.1 and SD3.2 show two alternate site layouts for potential residential development in the southwest corner of the site. Sheet SD3.1 shows the proposed layout with multifamily, while sheet SD3.2 shows the site layout with additional single-family detached units. The applicant has expressed the intent of deciding which option to pursue at a later date depending on market conditions. If this plan is approved, the applicant will have the ability to develop either of the options shown. The narrative included with this submission proposes a maximum of 470 residential units, with a minimum of 50 being single-family detached houses. This would allow the applicant to build up to 420 multifamily residential units. For reference, the development closest in size and scale to this would be the 300+ unit development in Tuscaloosa known as The Lofts. An image of this development as seen on Google Street View is included at the end of this staff report.

Sheet SD10.1 shows a cross-hatched pattern over a portion of the commercial buildings in the entertainment subdistrict. The applicant has expressed the intent that these buildings may feature upper-story dwellings as part of a mixed use development, depending on market conditions as the project develops.

Sheet SD11.1 shows a conceptual lot layout. The applicant has expressed the intention that the nonresidential portions may either remain one lot or be subdivided as shown.

The exact number of required parking spaces cannot be determined at this time, as it depends on the final building sizes and occupant loads, which have not yet been specified. The narrative specifies that a minimum of 1,500 parking spaces would be provided for the entertainment subdistrict once fully built.

The future land use plan contained within Northport Compass depicts this property as “General Mixed-Use”, which supports a broad variety of commercial, entertainment, and high-density residential uses. The proposed development and requested zoning do not conflict with the comprehensive plan.

The site currently consists of vacant property zoned Highway Commercial (C-6). The site is surrounded by undeveloped unincorporated land to the north (no zoning), undeveloped unincorporated land to the east (no zoning), a mixture of restaurant and retail uses zoned Highway Commercial (C-6) to the south across Highway 82, a mixture of restaurant and retail uses zoned Highway Commercial (C-6) to the southwest, and by single-family residential neighborhoods zoned Residential Single-Family (RS-1 and RS-4) to the west across Harper Road.

A table has been added below showing the uses proposed to be allowed in this zoning district. The uses shown in green are permitted, while the uses shown in red are currently allowed in C-6 but would be prohibited in this new district. Uses shown without any highlighting are allowed in neither the current nor proposed zoning.

Any action on this item will be a recommendation to City Council. The Commission can make a recommendation for approval, approval with changes, or denial to the Council; or, with consent of the applicant, table its recommendation to allow time for further review or for the applicant to make requested changes.

Table 5-1 Use Regulations, Nonresidential Districts

	O-I	C-2	C-3	C-6	M-1	M-2
P: The use is permitted by right C: The use requires Conditional Use approval, see §12.05 A blank cell indicates the use is prohibited.						
Agricultural Support						
Farm equipment sales and repair				P	P	C
Farm produce supply				P	P	C
Farm product processing					C	C
Residential Uses						
Caretaker dwelling, accessory to a permitted use				C	C	C
Cottage developments, subject to §7.10		C	C	C		
Group home	P	P	P			
Multifamily dwellings, subject to §7.31		C	C	C		
Residential care facility	C					
Single-family dwelling, detached		C	C			
Townhouses, subject to §7.45		C	C	C		
Upper-story dwellings		C	C	C		
Commercial Uses						
Adult novelty store, subject to §7.13					C	
Alternative financial services, subject to §7.03				C		
Artisanal manufacturing		C	C	P	P	P
Auto accessory store			P	P		
Automobile repair, Major, subject to §7.23				C	P	P
Automobile repair, Minor, subject to §7.18			C	P	P	P
Bank or financial services	P	P	P	P	C	
Bar		C	P	P	P	C
Brewery				C	P	P
Brewpub		C	C	P		
Building material sales			C	P	P	P
Business and professional offices	P	P	P	P	C	C
Business support service	P		P	P	P	P
Car wash, subject to §7.08		C	C	P	P	P
Commercial school, fully enclosed	C	C	P	P	P	P
Commercial school, unenclosed or partially unenclosed					P	P
Commissary	P		P	P	P	P
Construction service, Major				C	P	P
Construction service, Minor			C	C	P	P
Entertainment-Adult, subject to §7.13					C	C
Dry cleaning pick-up/drop-off business		P	P	P		
Farm produce sales				P	P	
Funeral home	P		P	P		
Garden center or nursery		C	P	P	P	P
Gas station, subject to §7.18			C	P	P	P
General retail, Enclosed		P	P	P		

Table 5-1 Use Regulations, Nonresidential Districts

P: The use is permitted by right
 C: The use requires Conditional Use approval, see [§12.05](#)
 A blank cell indicates the use is prohibited.

	O-I	C-2	C-3	C-6	M-1	M-2
Heavy equipment sales, rental or repair, subject to §7.20				C	P	P
Home improvement center			C	P	P	P
Hotel			P	P		
Kennel					C	
Laundromats			C	C		
Maintenance service	C		P	P	P	P
Medical cannabis dispensing site				P		
Mini-warehouse, subject to §7.30				C	P	
Motel				C		
Nursery, Wholesale			C	C	C	C
Office-warehouse, subject to §7.32			C	C	P	
Outdoor storage as a principal use					C	C
Package Store			P	P		
Personal service	P	P	P	P		
Repair services, subject to §7.41			P	P	P	P
Restaurant, Fast food		C	P	P	P	
Restaurant-bar		C	P	P		
Restaurant, Standard		P	P	P	P	C
Restaurant, Take-out/delivery only		P	P	P	P	
Retail, Unenclosed, including flea markets, subject to §7.16			C	C	C	
Sales/minor storage of gaseous fuels, subject to §7.38				P	P	P
Self-storage, Climate-controlled, subject to §7.30			C	C	P	
Shopping center, Major, subject to §7.39			P	P		
Shopping center, Minor, subject to §7.39		P	P	P		
Studio (dancing, music, art)	C	P	P	P		
Tattoo shops, subject to §7.43				P		
Tobacco/vape shops				C		
Towing service					P	P
Vehicle sales or rental			C	P	P	
Veterinary office, Pet grooming, subject to §7.48	C	P	P	P	P	
Vending facility, Freestanding, subject to §7.47			P	P		
Wholesaling				C	P	P
Entertainment and Recreation Uses						
Entertainment, Indoor		C	P	P		
Entertainment, Outdoor			C	P	C	C
Fairground, subject to §7.25					C	C
Golf Course		P	P	P		
Outdoor or drive-in theatre, subject to §7.33				C	C	
Park	P	P	P	P	P	P
Racetrack					C	C

Table 5-1 Use Regulations, Nonresidential Districts

P: The use is permitted by right C- The use requires Conditional Use approval, see §12.05 A blank cell indicates the use is prohibited.						
	O-I	C-2	C-3	C-6	M-1	M-2
Recreation, Indoor		C	P	P	C	
Recreation, Outdoor-Major, subject to §7.25				P	C	
Recreation, Outdoor-Minor		P	P	P	P	P
Recreational vehicle park and campgrounds, subject to §7.35					C	C
Institutional Uses and Utilities						
Ambulance service, subject to §7.04	P	P	P	P	P	P
Assisted living facility	P	P	P			
Cemetery	P	P	P			
Community center	P	P	P			
Day care center	P	P	P			
Extended care facility	P	P	P			
Hospital	C	C	C	C	C	
Institutional uses, major, subject to §7.24	P	C	P			
Institutional uses, minor	P	P	P			
Place of worship, subject to §7.34	P	P	P			
Public facility	P	C	P	P	P	
Public utility facility, Major	C	C	C	C	C	C
Public utility facility, Minor	P	P	P	P	P	P
Public utility service yard or garage	C	C	P	P	P	C
Recycling center, subject to §7.36				C	P	P
Schools, public or private	P	P				
Substance abuse treatment, In-patient	P		P			
Substance abuse treatment, Outpatient	P	P	P	P	C	C
Telecommunication tower, subject to §7.06	P		C	P	P	P
Industrial Uses						
Bakery, Major				P	P	P
Bottling plant				C	P	P
Borrow pit					C	C
Bulk storage of chemicals or fuels, subject to §7.07					C	C
Commercial incinerator, subject to §7.09					C	C
Food processing and packaging, subject to §7.17					C	C
Junkyard, subject to §7.22					C	C
Manufacture of building materials, subject to §7.26					C	P
Manufacture or storage of explosives, subject to §7.27					C	C
Manufacturing, General					C	P
Meat or poultry processing					C	P
Printing and publishing plant				P	P	P
Recycling plant					C	C
Research laboratory					C	P
Resource extraction (mines and quarries), subject to §7.29					C	C

Table 5-1 Use Regulations, Nonresidential Districts

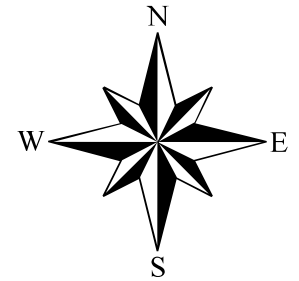
	O-I	C-2	C-3	C-6	M-1	M-2
Slaughterhouse, subject to §7.41					C	C
Storage of sand, gravel, blocks, subject to §7.42					C	P
Warehousing and distribution, Enclosed				C	P	P
Warehousing and distribution, Unenclosed					C	C



The Lofts in Tuscaloosa as seen on Google Streetview.

City of Northport Planning Commission

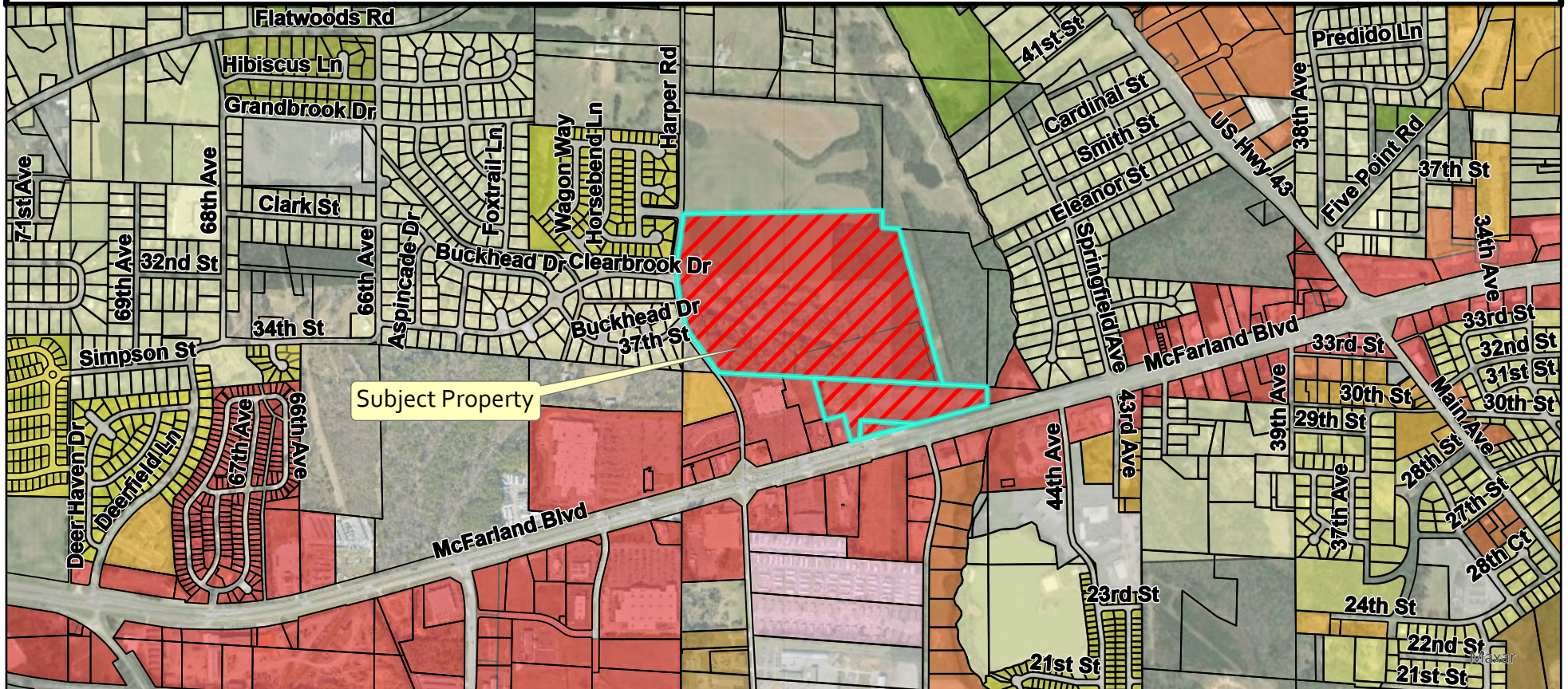
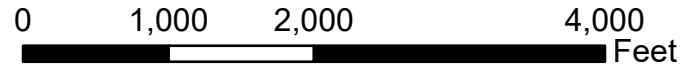
Rezoning Request



Zoning

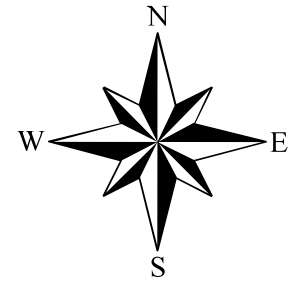
- Agriculture
- Neighborhood Commercial
- General Commercial
- Commercial Highway
- Light Industrial
- Mobile Home Park
- Office and Institutional
- Residential Multi-Family
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Parcels
- Parcels selection

While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



City of Northport Planning Commission

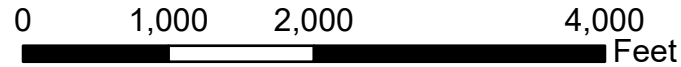
Rezoning Request



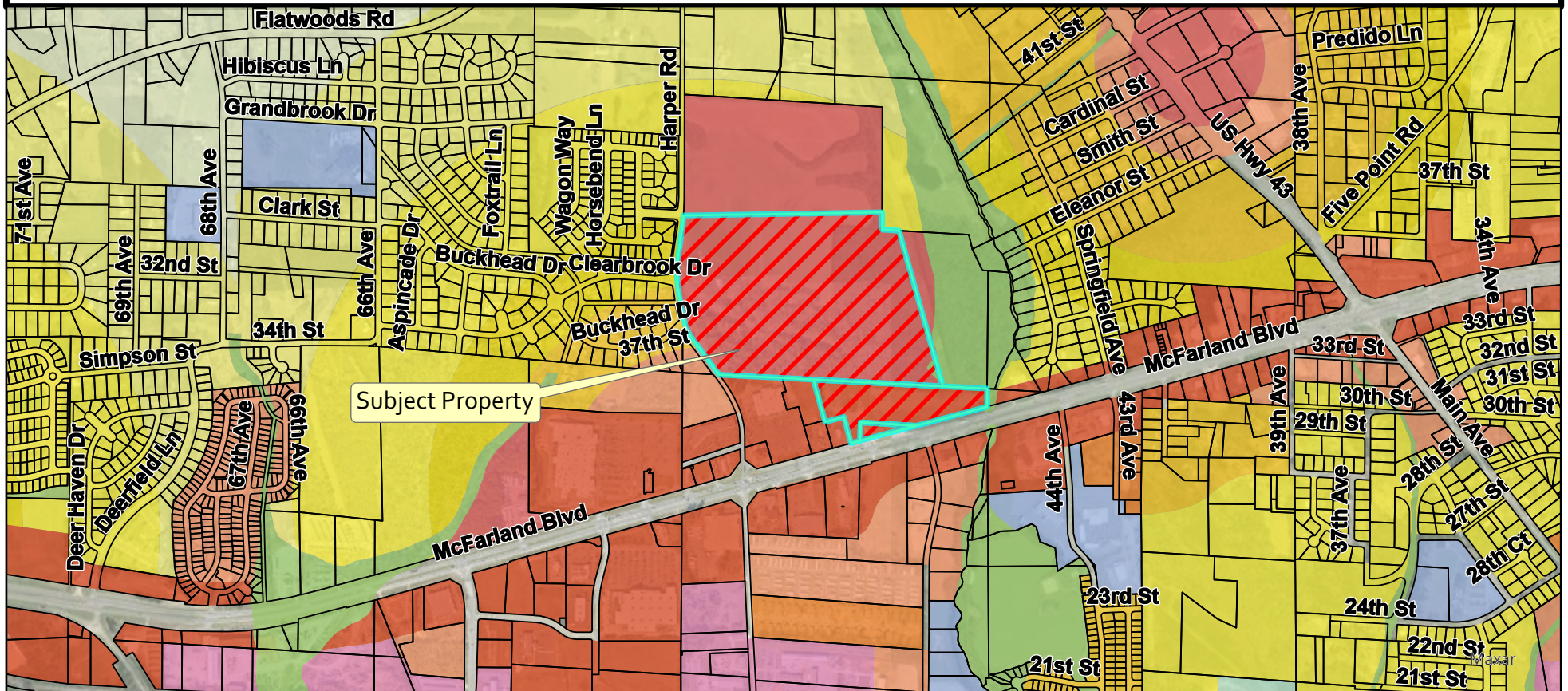
Future Land Use

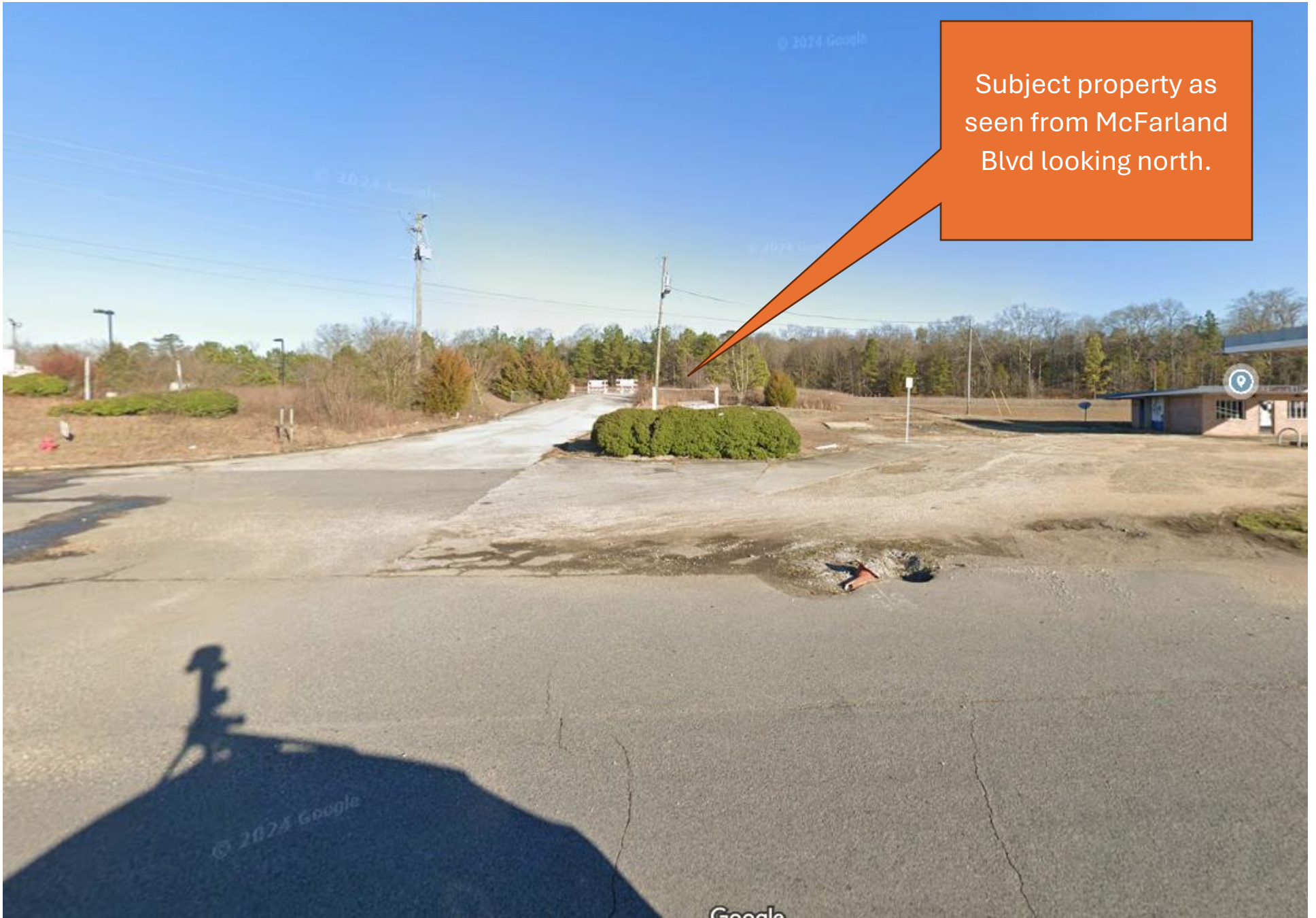
- Conservation
- Conservation Floodway
- Conservation Development
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- Multifamily Residential
- High Density Residential

- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Office-Trades Mix
- Institutional
- Utilities
- Parcels
- Parcels selection



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Subject property as seen from McFarland Blvd looking north.

University Beach Special District

Overview

Except as noted in below and/or shown in the special district plan, all standards in the City of Northport Zoning Ordinance will govern. The Master Plan will provide guidance and direction for the principles in approving the final Development Plans and permits. The Master Plan does support the following guiding principles of the Comprehensive Plan:

- Grow the City's economy through diversification of job and business opportunities.
- Make Northport a community that is attractive to people at all stages of their lives.
- Invest in places of lasting value and distinctive character.
- Use natural assets to create a distinctive identity and the quality of life desired by the community.
- Create centers with a mix of activities at key locations in Northport.
- Balance growth through efficient development patterns.
- Position Northport for an appropriate scale of investment and reinvestment supported by market trends.
- Fund public investment that leverages desired private investment.

Intent. It is intended that the University Beach Special District be a mixed-use entertainment district that establishes a regional destination for the City. Development of this high-profile site will take advantage of its location on Highway 82, access to the Tuscaloosa International Airport, and close proximity to the Northport Sports Complex. This will be achieved by permitting an integrated mix of uses and building types in order to facilitate and support a place that is attractive for multiple generations, to live, work, and play. High quality standards, design parameters and natural features will provide an amenity package and adjacency predictability for the multiple uses that will develop in the University Beach Special District.

Districts

The University Beach Special District is comprised of two distinct Sub-Districts – The University Beach Residential District and the University Beach Entertainment District. These Sub-Districts are modified as set out below.

General

Development Suitability. The site analysis indicates that the site is very suitable for the types of development proposed for the University Beach Special District. The site has good regional access due to the proximity to Highway 82 and Interstate 59. The relative flatness and openness of the site makes it suitable for higher density, mixed use development that

will support entertainment, shopping, working, recreation and a lifestyle focused on destination living.

The area at the southeast corner of the site is relatively open and has good local access from Highway 82. It is a prime location for local, community serving retail and regional entertainment development. Farther to the northwest in this area of the site, the area is also relatively open with close proximities to existing suburban residential developments. This area of the site lends itself to residential development which provides smaller building floorplates to better take advantage of the site's views and amenities, and provides appropriate adjacency to the existing residential development to the north and west.

Development Impacts. Preliminary investigation by City Staff indicates that, based upon assumed project phasing, the City of Northport and other service providers will be able to provide sufficient services to the University Beach Special District while maintaining sufficient levels of service to existing development. Additionally, the proposed uses adjacent to existing development, and existing physical and natural buffers identified on and adjacent to the site have minimized any significant adverse impacts to surrounding properties.

Open Space. The University Beach Special District is a lagoon-based development. With future development, the lagoon edge is intended to tie the entire District together with trails and activities that provide interaction with the lagoon. Parks and/or plazas will be provided in both sub districts to help bring the presence of the lagoon and open space deep into the development. Private beaches will be accessible for the residents and hotel guests of the District. Public daily fee beaches will also be provided within the District. The general locations for future parks/plazas and trails are indicated on the Master Plan (see Attachment).

Landmarks/Amenities. Landmark buildings and amenities within the University Beach Special District area are essential in creating a regionally recognized identity for the development. Elements such as a high-quality public realm, a vibrant waterfront, a mix of building types and uses with a focus on resiliency, and development in a manner that responds to the needs and desires of multiple generations will be an important part of the overall site development.

University Beach Residential Sub-District

General Boundaries. The University Beach Residential Sub-District is bounded by an existing single-family neighborhood on the west and an existing retail shopping center on the south. The lagoon will be located to the east and the existing farmland for future development is to the north (see Attachment).

Building Types. This residential district will feature a range of housing types and sizes appropriate to different stages of life. Single Family homes and multi-family residences are allowed in this sub-district.

Building Height. The maximum height for the single-family residences is 3 stories or 45 feet. The maximum height for the multi-family residences is 5 stories or 65 feet.

Open Space. Open spaces will be employed to generate a sense of identity, image and value creation within the University Beach Residential Sub-District. Open space will provide for neighborhood gatherings and recreation and will be fronted by residences or community buildings. Connecting trails are included along the lagoon edge and will be considered as part of the open space requirement. The general locations of open space and lagoon trails are indicated on the Master Plan (see Attachment).

Zoning Standards. The following zoning standards are granted as part of the University Beach Residential Sub-District:

Maximum Residential Density within the Residential Sub-District: 470 residential units

Housing Mix:

- A minimum of 50 single-family residences; the remaining residences may be either single-family or multi-family.

Lighting:

- All single-family structures must have a light pack above the garage that has a dusk to dawn controller.
- All internal residential common areas will be lit with pole lighting. The same fixture in varying height and lumen output will be used throughout the residential common areas.

Landscaping: There are no buffer requirements within the internal development of the Residential Sub-District or between the Residential and Entertainment Sub-District.

Parking Spaces: Parking spaces must have a minimum dimension of 9'x18' in the Residential Sub-District.

Detached Single-Family Dwelling, University Beach Residential Sub-District Design Standards:

- Minimum Lot Size – 2,100 square feet
- Minimum Lot Width – 30'
- Minimum Lot Depth – 70'
- Maximum Height – 3 stories
- Side Yard – 0' to 10' with a minimum 8' separation between buildings

- Rear Set-Back – 3’ minimum
- Front Yard Set-Back – 5’ minimum
- Maximum ISR - None
- All residential structures must contain an attached enclosed rear loaded garage. There are no driveway requirements.
- All residential structures must contain a front porch that extends across at least 50% of the façade on the first floor of the structure. The front porch must have a minimum depth of 7 feet.
- All residential structures must front on a park, muse, open space, or beach.
- Front yard maintenance shall be provided by the HOA or POA for all single-family or townhouse units.

Multi-Family Dwelling, University Beach Residential Sub-District Design Standards:

The University Beach Residential Sub-District multi-family will be developed in accordance with the Multifamily Development Standards contained in Section 7.31 of the City of Northport Zoning Ordinance except as noted otherwise in this section.

- Maximum Height – 5 Stories or 65 feet.
- Maximum ISR – None
- All open space requirements have been satisfied in the University Beach Special District Master Plan (see Attachment)

University Beach Entertainment Sub-District

General Boundaries. The University Beach Residential Sub-District is bound by flood plain and a power line on the east and an existing retail shopping center and Highway 82 on the south. The lagoon will be located to the west and the existing farmland for future development is to the north (see Attachment).

District Standards. The University Beach Entertainment Sub-District will be developed in accordance with the C6 Standards contained in the City of Northport Zoning Ordinance except as noted otherwise in this section or the Special District Plan.

Building Types. All C6 Commercial Uses, Entertainment Uses, Water Parks, Lagoons, and Mult-family Uses are allowed in this sub-district.

Prohibited uses include the following:

- Single-family residential
- Agricultural support
- Automotive repair/sales
- Building material sales
- Construction service
- Funeral home

- Heavy equipment sales
- Home improvement center
- Laundromat
- Maintenance service
- Medical cannabis dispensing site
- Office-warehouse
- Tattoo shops
- Tobacco/Vape shops
- Public utility facilities, service yards, or garages
- Recycling center
- Substance abuse treatment
- Bottling plant
- Printing and publishing plant
- Warehousing and distribution

Building Height. Building heights will not be more than 7 stories or 85 feet.

Open Space. Open spaces will be employed to generate a sense of identity, image and value creation within the University Beach Entertainment Sub-District. They will provide for neighborhood gatherings and recreation, and will be fronted by commercial, entertainment, or multi-family buildings. Connecting trails and boardwalks are included along the lagoon edge and will be considered as part of the open space requirement. The general locations of open space, boardwalks, and lagoon trails are indicated on the Master Plan (see Attachment).

Zoning Standards. The following zoning standards are granted part of the University Beach Entertainment Sub-District:

Landscaping: There are no buffer requirements within the internal development of the Entertainment Sub-District or between the Entertainment and Residential Sub-District.

Parking Spaces: Parking spaces must have a minimum dimension of 9'x18' in the Entertainment Sub-District. Parking will be shared between uses with a minimum of 1,500 spaces to be provided within the Entertainment Sub-District.

- Maximum Height – 7 Stories or 85 feet
- Maximum ISR – None
- All open space requirements have been satisfied in the Master Plan (see Attachment)
- All multi-family structures built in the University Beach Entertainment Sub-District must have either commercial uses on the ground floor or a 12' minimum

- finished ceiling height on the ground floor to accommodate for future conversion to commercial uses.
- There are no setbacks and lot area width requirements in the Entertainment Sub-District.
 - The building facades may be finished with brick, stone, split-face block, architectural metal panels, architectural wood cladding, and other cementitious materials.
 - The exterior wall plane visible from a public street may exceed 30 feet without articulation, including recesses, projections, material changes, pilasters, columns/posts, roofline or cornice line changes, porches, or fenestration.
 - A water park and lagoon are permitted uses.

Attachments

UNIVERSITY BEACH MIXED-USE DEVELOPMENT SPECIAL DISTRICT SUBMITTAL PACKAGE

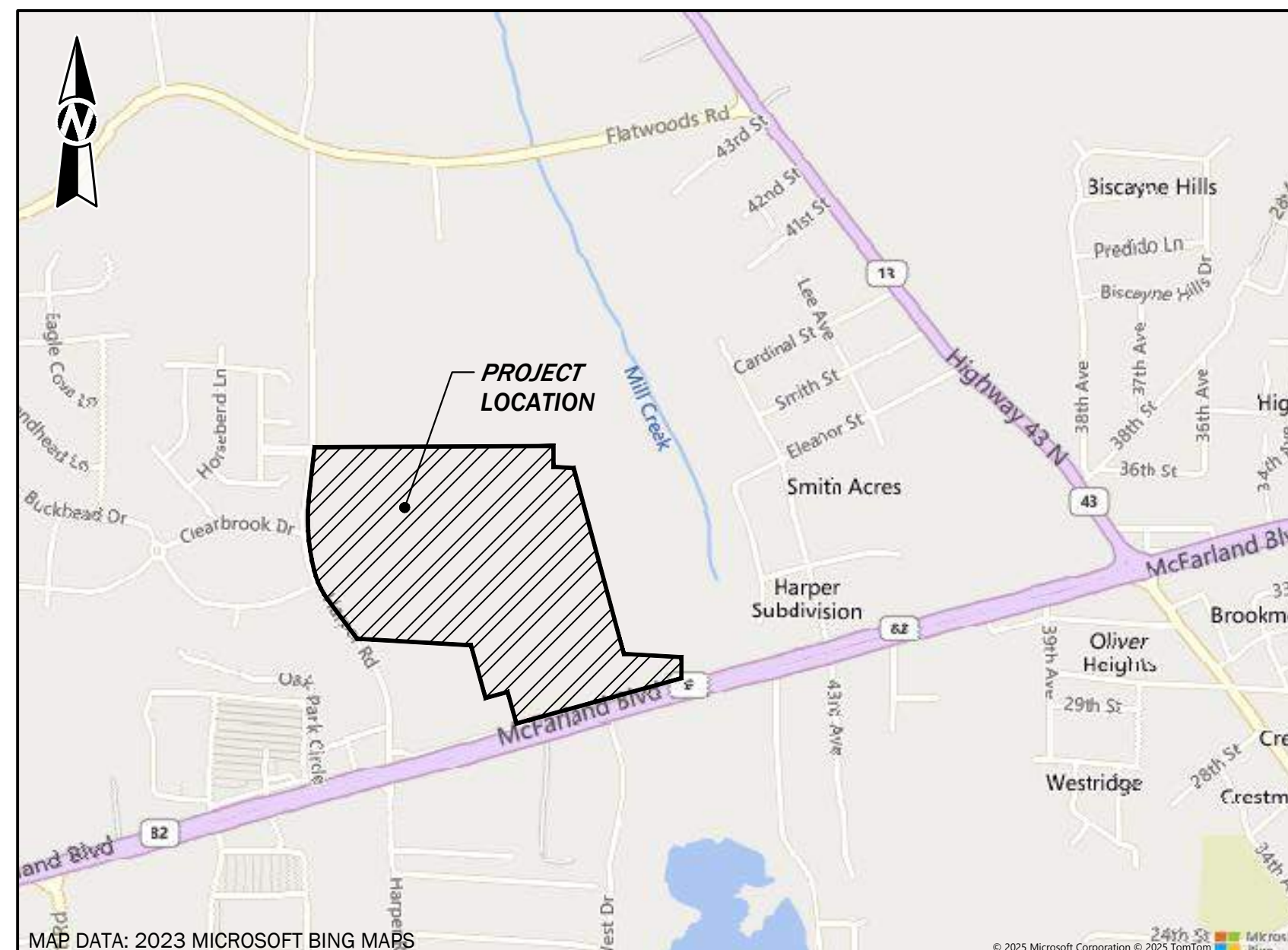
UNIVERSITY BEACH, LLC
U.S. HIGHWAY 82
NORTHPORT, ALABAMA

TTL PROJECT NO. 23-01-01669.00

INITIAL SUBMITTAL - MARCH 11, 2025
RESPONSE TO CITY COMMENTS - MARCH 25, 2025

PROPERTY OWNER/DEVELOPER/APPLICANT
UNIVERSITY BEACH, LLC
8525 SPECTRUM DRIVE
MCKINNEY, TEXAS 75072

VICINITY MAP



INDEX TO SHEETS

PROPERTY ZONING MAP	SD1.1
EXISTING CONDITIONS PLAN	SD2.1
SITE MASTER PLAN	SD3.1
SITE MASTER PLAN (ALTERNATIVE - ADDITIONAL SINGLE FAMILY)	SD3.2
SITE PHASING PLAN	SD4.1
SITE CIRCULATION PLAN	SD5.1
SITE UTILITY PLAN	SD6.1
SITE OPEN SPACE PLAN	SD7.1
SITE DRAINAGE PLAN	SD8.1
SITE LANDSCAPE PLAN	SD9.1
SITE USE PLAN	SD10.1
CONCEPT LOT LAYOUT PLAN	SD11.1
SITE DIMENSIONAL PLAN	SD12.1
FIRE RESCUE PLAN	SD13.1
SITE SIGNAGE PLANS	XS001 - XS008

UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE

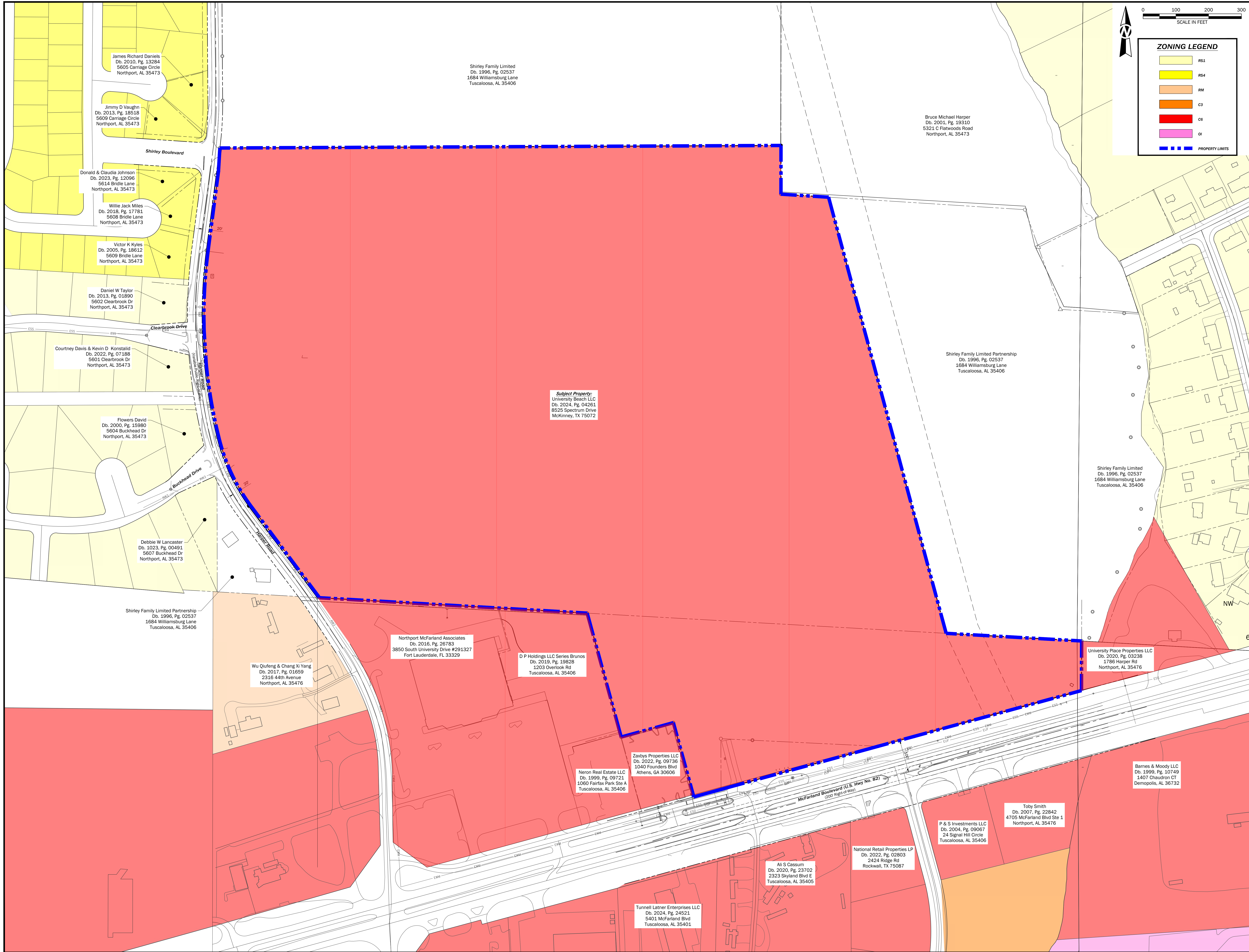
UNIVERSITY BEACH, LLC
U.S. HIGHWAY 82
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

APPROVED BY:
TTL, INC.

JOHN ANDREW MCCARTNEY, P.E.
ALABAMA REG. NO. 30070

SET NO. _____



0 100 200 300
SCALE IN FEET

ZONING LEGEND

- RS1
- RS4
- RM
- C3
- C6
- O1
- PROPERTY LIMITS

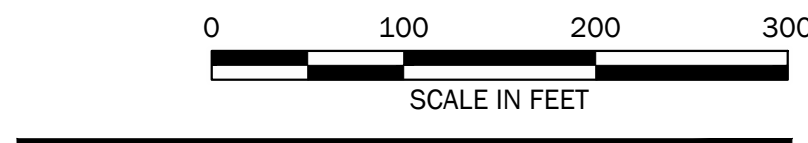


**UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE**
UNIVERSITY BEACH, LLC
 U.S. HIGHWAY 82
 NORTHPORT, ALABAMA

PRELIMINARY
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 RECORDING PURPOSES
 OR IMPLEMENTATION)

PROPERTY ZONING MAP		Revision Description	
No.	Date	No.	Date

Checked By: J.A.M.
 Drawn By: J.T.S.
 Date: 03/11/2025
 File Name: 231665_Sheet SD1.01_Property Zoning Map.dwg
 Proj. No: 23-03-01659-00



FLOODPLAIN/WETLANDS LEGEND	
	AE FLOODWAY
	FLOOD ZONE AE
	FLOOD ZONE X
	EXISTING WETLANDS

EXISTING CONDITIONS NOTES:

1. THE EXISTING CONDITIONS SHOWN ON THIS SHEET REFLECT SITE CONDITIONS PRIOR TO SEPTEMBER, 2024. SINCE THAT TIME, SOME CLEARING, DEMOLITION, AND MINIMAL GRADING OPERATIONS HAVE TAKEN PLACE. THAT SITE WORK IS NOT REFLECTED ON THIS SHEET OR IN THIS SET OF PLANS.



3200 Rice Mine Road NE | Tuscaloosa, AL 35406
205.345.0816 | www.ttlusa.com

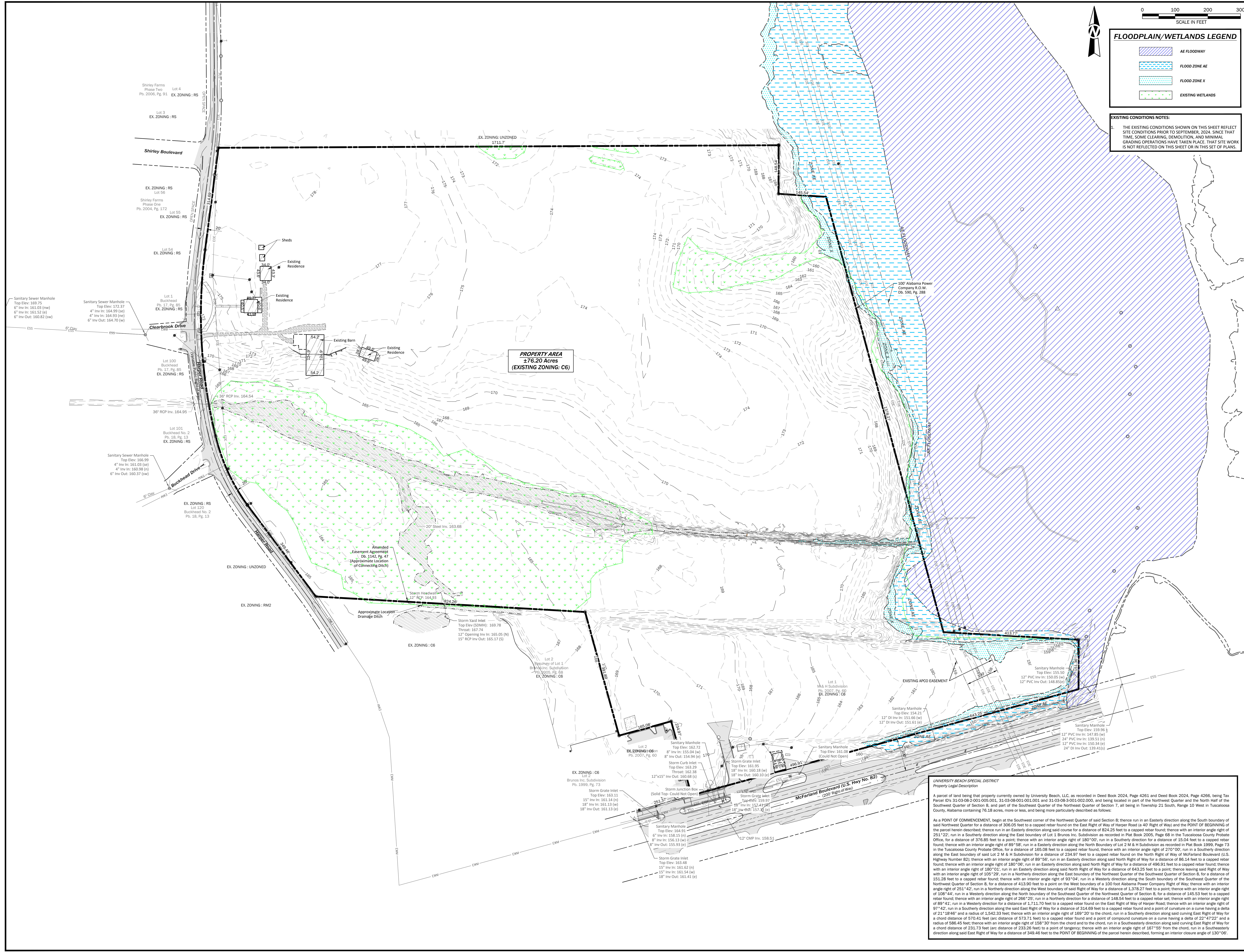
**UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE**

UNIVERSITY BEACH, LLC
U.S. HIGHWAY 82
NORTHPORT, ALABAMA

**PRELIMINARY
(NOT FOR CONSTRUCTION
OR IMPLEMENTATION)**

EXISTING CONDITIONS PLAN	
No.	Date

Sheet No.
SD2.1



**UNIVERSITY BEACH SPECIAL DISTRICT
Property Legal Description**

A parcel of land being that property currently owned by University Beach, LLC, as recorded in Deed Book 2024, Page 4261, and Deed Book 2024, Page 4266, being Tax Parcel ID's 31-03-08-2-001-005-001, 31-03-08-001-001-001 and 31-03-08-3-001-002-000, and being located in part of the Northwest Quarter and the North Half of the Southwest Quarter of Section 8, and part of the Southeast Quarter of the Northeast Quarter of Section 7, all being in Township 21 South, Range 10 West in Tuscaloosa County, Alabama containing 76.18 acres, more or less, and being more particularly described as follows:

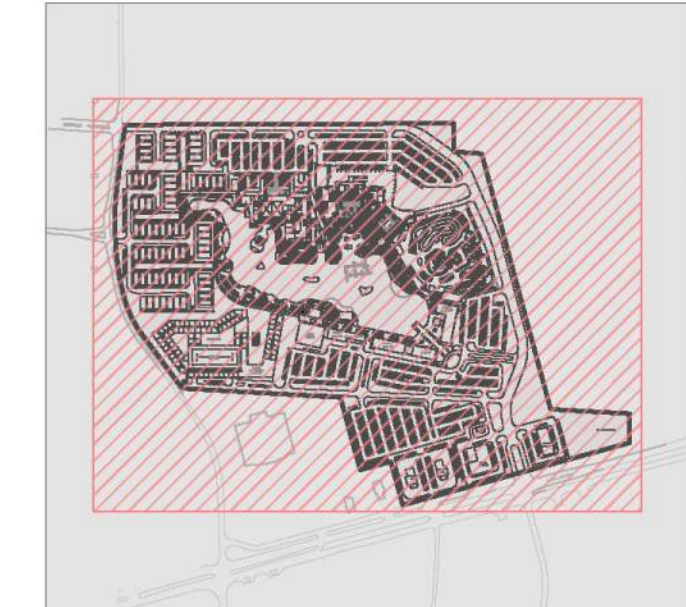
As a POINT OF COMMENCEMENT, begin at the Southwest corner of the Northwest Quarter of said Section 8; thence run in an Easterly direction along the South boundary of said Northwest Quarter for a distance of 306.05 feet to a capped rebar found on the East Right of Way of Harper Road (40' Right of Way) and the POINT OF BEGINNING of the parcel herein described; thence run in an Easterly direction along said course for a distance of 824.25 feet to a capped rebar found; thence with an interior angle right of 251°22', run in a Southerly direction along the East boundary of Lot 1, Bruns Inc. Subdivision as recorded in Plat Book 2005, Page 68 in the Tuscaloosa County Probate Office, for a distance of 578.85 feet to a point; thence with an interior angle right of 180°00', run in a Southerly direction for a distance of 15.04 feet to a capped rebar found; thence with an interior angle right of 89°58', run in an Easterly direction along the North Boundary of Lot 2 M & H Subdivision as recorded in Plat Book 1999, Page 73 in the Tuscaloosa County Probate Office, for a distance of 165.08 feet to a capped rebar found, thence with an interior angle right of 270°00', run in a Southerly direction along the East boundary of said Lot 2 M & H Subdivision for a distance of 234.87 feet to a capped rebar found on the North Right of Way of McFarland Boulevard (U.S. Highway Number 82); thence with an interior angle right of 89°56', run in an Easterly direction along said North Right of Way for a distance of 86.14 feet to a capped rebar found; thence with an interior angle right of 180°00', run in an Easterly direction along said North Right of Way for a distance of 496.91 feet to a capped rebar found; thence with an interior angle right of 180°00', run in an Easterly direction along said North Right of Way for a distance of 543.25 feet to a point; thence leaving said Right of Way with an interior angle right of 105°29', run in a Northerly direction along the East boundary of the Northeast Quarter of Section 8, for a distance of 151.28 feet to a capped rebar found; thence with an interior angle right of 93°04', run in a Westerly direction along the South boundary of the Southeast Quarter of the Northwest Quarter of Section 8, for a distance of 413.80 feet to a point on the West boundary of a 100 foot Alabama Power Company Right of Way; thence with an interior angle right of 251°42', run in a Northerly direction along the West boundary of said Right of Way for a distance of 1,378.27 feet to a point; thence with an interior angle right of 168°44', run in a Westerly direction along the North boundary of the Southeast Quarter of the Northwest Quarter of Section 8, for a distance of 145.53 feet to a capped rebar found; thence with an interior angle right of 266°25', run in a Northerly direction for a distance of 148.54 feet to a capped rebar set; thence with an interior angle right of 89°41', run in a Westerly direction for a distance of 1,711.70 feet to a capped rebar found on the East Right of Way of Harper Road; thence with an interior angle right of 97°42', run in a Southerly direction along the said East Right of Way for a distance of 314.69 feet to a capped rebar found and a point of curvature on a curve having a delta of 21°12'46" and a radius of 1,542.33 feet; thence with an interior angle right of 169°20' to the chord, run in a Southerly direction along said curving East Right of Way for a chord distance of 570.41 feet (arc distance of 573.71 feet) to a capped rebar found and a point of compound curvature on a curve having a delta of 22°47'22" and a radius of 586.45 feet; thence with an interior angle right of 138°30' from the chord and to the chord, run in a Southerly direction along said curving East Right of Way for a chord distance of 231.73 feet (arc distance of 233.26 feet) to a point of tangency; thence with an interior angle right of 167°59' from the chord, run in a Southerly direction along said East Right of Way for a distance of 349.46 feet to the POINT OF BEGINNING of the parcel herein described, forming an interior closure angle of 130°06'.



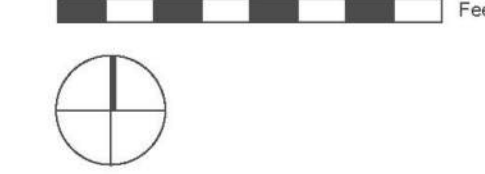
LEGEND

NOTES

KEY PLAN



Scale: 1" = 100'-0"



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

edsa

800 N. CHANCE AVENUE, SUITE 300
DURHAM, NC 27601
TEL: 919.286.5500

**UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE**

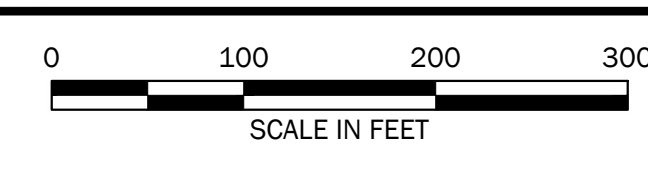
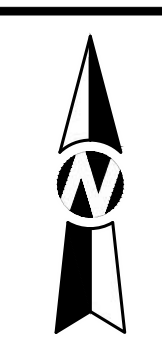
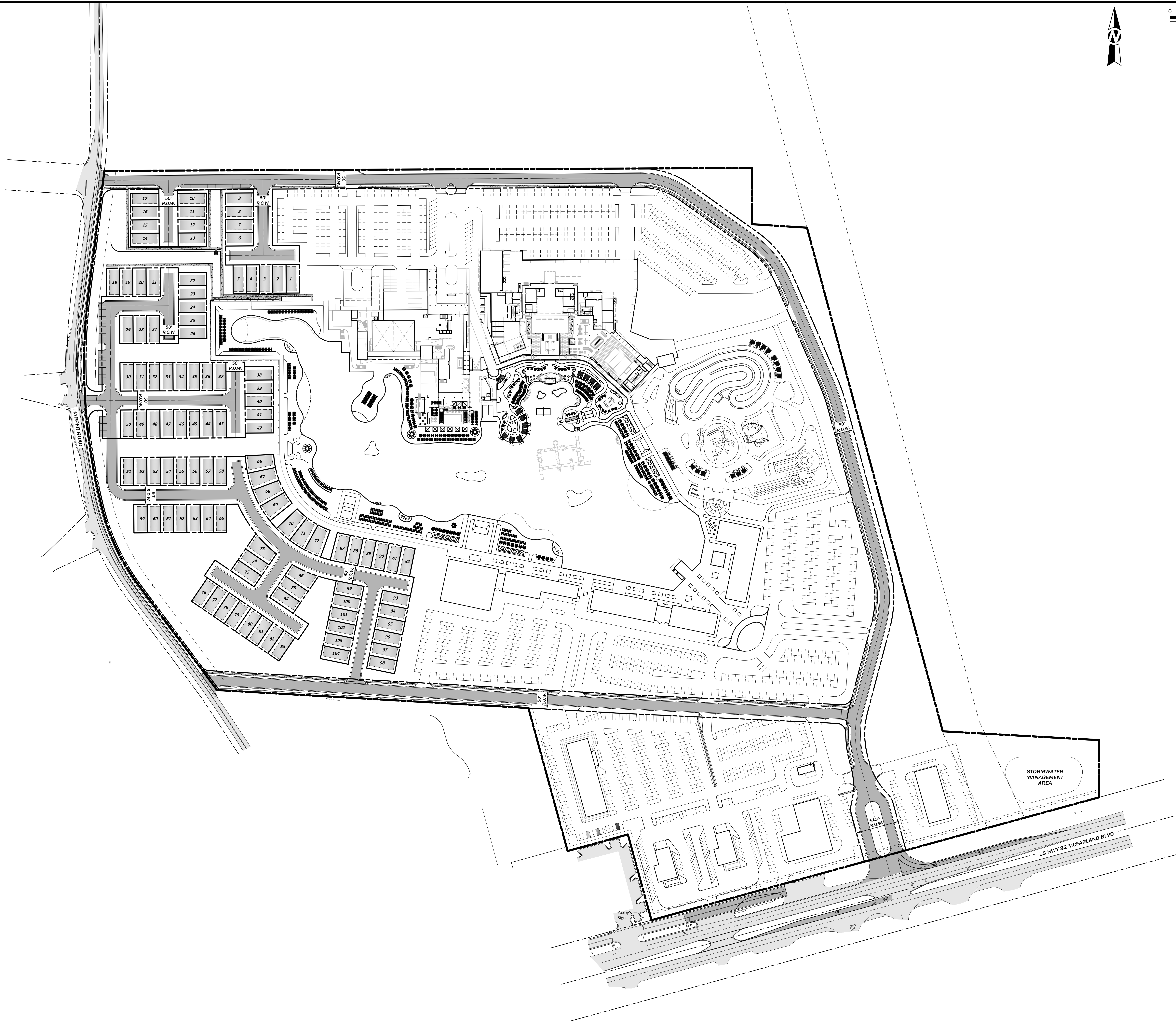
UNIVERSITY BEACH, LLC
U.S. HIGHWAY 82
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
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OR IMPLEMENTATION)

Revision Description	
No.	Date

Drawn By:	Checked By:
Date: 03/11/2025	Proj. No: 23-01-01689.00
File Name: 40013 - Special District Final.dwg	

Sheet No.
SD3.1



**UNIVERSITY BEACH MIXED-USE DEVELOPMENT
 SPECIAL DISTRICT SUBMITTAL PACKAGE**
 UNIVERSITY BEACH, LLC
 U.S. HIGHWAY 82
 NORTHPORT, ALABAMA

PRELIMINARY
 (NOT FOR CONSTRUCTION,
 RECORDING PURPOSES,
 OR IMPLEMENTATION)

Sheet Title		Revision Description	
No.	Date	No.	Date
Drawn By: J.T.S.	Checked By: J.A.M.		
Date: 03/11/2025	Proj. No: 23-03-01659-00		
File Name: 231665_Sheet SD3_02 Site Master Plan_Alt.1.dwg			

- NOTES:**
- THIS ALTERNATE MASTER PLAN REFLECTS AN OPTION FOR ADDITIONAL SINGLE-FAMILY RESIDENTIAL LOTS IN PLACE OF THE MULTI-FAMILY LOT REFLECTED ON THE COLORED MASTER PLAN.
 - THIS LAYOUT IS SCHEMATIC IN NATURE, REFLECTING ONLY A POSSIBLE LAYOUT OF SINGLE-FAMILY LOTS. FINAL LOT LAYOUTS WILL BE PROVIDED WITH PRELIMINARY PLAT.



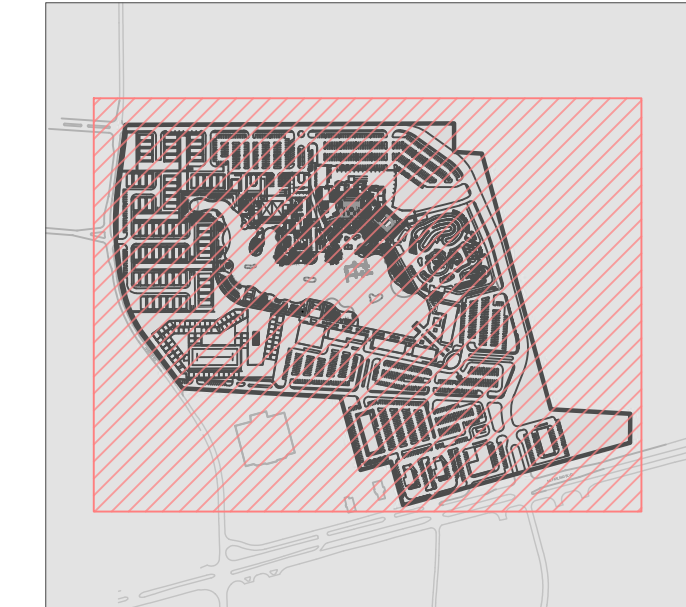
LEGEND

- PHASE 1
- PHASE 2
- - - PHASE BOUNDARY

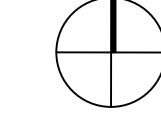
NOTES

1. PHASING BOUNDARIES TO BE FINALIZED AT THE SUBMITTAL OF PRELIMINARY PLAT.

KEY PLAN



Scale: 1" = 100'-0"



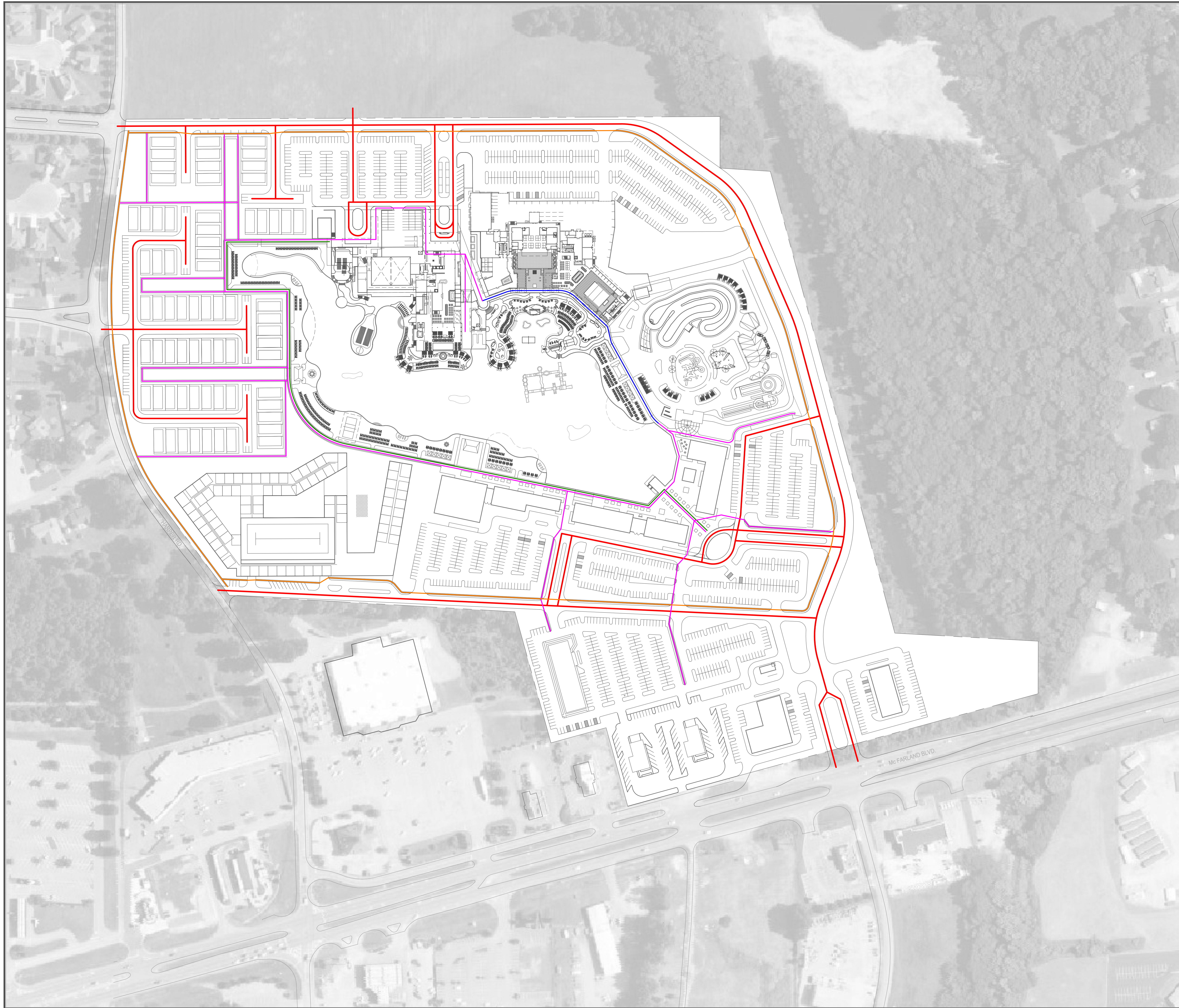
PLANNING
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
edsa
 800 N. ORANGE AVENUE, SUITE 300
 ORLANDO, FLORIDA 32801, USA
 TEL: +1 407 255 9559

**UNIVERSITY BEACH MIXED-USE DEVELOPMENT
 SPECIAL DISTRICT SUBMITTAL PACKAGE**
 UNIVERSITY BEACH, LLC
 U.S. HIGHWAY 82
 NORTHPORT, ALABAMA

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Revision		Checked By:	
No.	Date	Revision Description	File Name

Sheet No.
SD4.1



LEGEND

- VEHICULAR CIRCULATION
- PUBLIC PEDESTRIAN FACILITIES (PUBLICLY MAINTAINED)
- PUBLIC PEDESTRIAN FACILITIES (PRIVATELY MAINTAINED)
- PRIVATE PEDESTRIAN FACILITIES (PRIVATELY MAINTAINED)
- BICYCLE FACILITIES

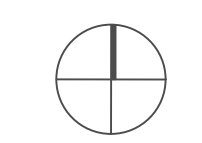
NOTES

1. VEHICLE CIRCULATION AND PEDESTRIAN/BIKE FACILITIES TO BE FINALIZED AT THE SUBMITTAL OF PRELIMINARY PLAT.


KEY PLAN



Scale: 1" = 100'-0"
 0 100 200 Feet



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LANDSCAPE ARCHITECTURE
URBAN DESIGN



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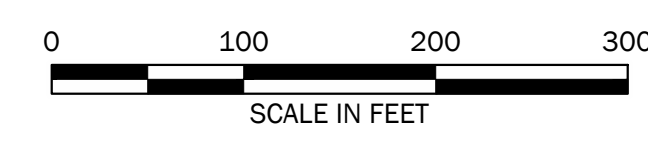
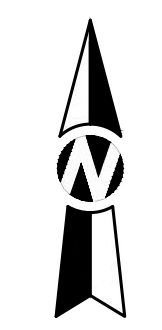
**UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE**

UNIVERSITY BEACH, LLC
U.S. HIGHWAY 82
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
PERMITS, OR IMPLEMENTATION)

SITE CIRCULATION PLAN		Revision Description	
No.	Date	Checked By:	Checked By:
		Date: 03/24/2025	Rev. No: 23-01-01689.00
		File Name: 00013 - Special District Plans.dwg	

Sheet No.
SD5.1



MASTER UTILITY LEGEND	
	PROPOSED WATER MAIN
	PROPOSED FIRE LINE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED DETECTOR CHECK & VAULT
	PROPOSED IRRIGATION METER
	PROPOSED PRESSURE REDUCING VALVE
	PROPOSED BACKFLOW PREVENTER
	PROPOSED POST MOUNTED SIAMESE CONNECTION
	EXISTING WATER MAIN
	EXISTING FIRE HYDRANT
	PROPOSED SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER FORCE MAIN
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	EXISTING SANITARY SEWER MAIN
	EXISTING SANITARY SEWER MANHOLE



PRELIMINARY
 (NOT FOR CONSTRUCTION,
 RECORDING PURPOSES,
 OR IMPLEMENTATION)

SITE UTILITY PLAN	
Sheet Title	Revision Description
No.	Date
Drawn By: J.T.S.	Checked By: J.A.M.
Date: 03/11/2025	Proj. No: 23-03-01689.00
File Name: 231665-Sheet SD6.01-Utility-Plan.dwg	

NOTES:
 1. PROPOSED SANITARY SEWER & WATER INFRASTRUCTURE REFLECTED ON THIS SHEET IS CONCEPTUAL IN NATURE ONLY AND IS SUBJECT TO MODIFICATION BASED ON DETAILED CALCULATIONS DURING FINAL DESIGN AND LAND DEVELOPMENT PERMITTING.

OPEN SPACE CALCULATION

PROJECT ACREAGE: 76.81 AC

REQUIRED OPEN SPACE: 15.24 AC (20%)

ACTIVE RECREATION: 9.87 AC
 PASSIVE RECREATION: 13.14 AC

TOTAL OPEN SPACE: 23.01 AC

LEGEND

- PASSIVE RECREATION
- ACTIVE RECREATION

NOTES

1. OPEN SPACE TYPES AND LOCATIONS TO BE FINALIZED AT THE SUBMITTAL OF PRELIMINARY PLAT.

UNIVERSITY BEACH MIXED-USE DEVELOPMENT
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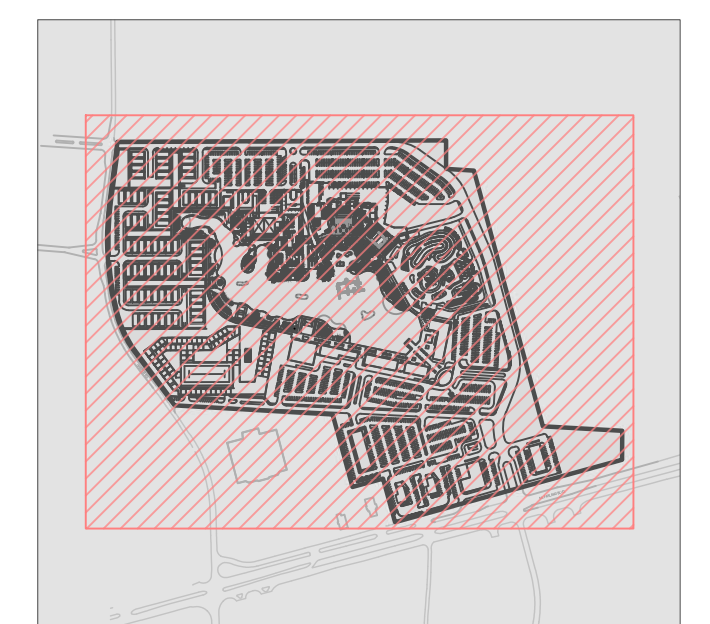
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U.S. HIGHWAY 82
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
PERMITTING PURPOSES,
OR IMPLEMENTATION)

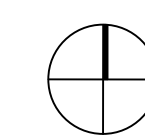
SITE OPEN SPACE PLAN

Sheet No.
SD7.1

KEY PLAN



Scale: 1" = 100'-0"



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edsa
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0 100 200 300
SCALE IN FEET

STORM LEGEND

- PROPOSED STORM DRAIN
- PROPOSED STORM JUNCTION BOX
- PROPOSED STORM DOUBLE WING INLET
- PROPOSED STORM SINGLE WING INLET
- PROPOSED STORM GRATE INLET
- PROPOSED STORM YARD INLET
- PROPOSED STORM DRAIN BASIN
- PROPOSED STORM HEADWALL
- PROPOSED ROOF DRAIN COLLECTOR



NOTES:

1. PROPOSED STORM DRAINAGE INFRASTRUCTURE REFLECTED ON THIS SHEET IS CONCEPTUAL IN NATURE ONLY AND IS SUBJECT TO MODIFICATION DURING FINAL DESIGN, DETAILED CALCULATIONS, AND LAND DEVELOPMENT PERMITTING. FINAL STORMWATER DETENTION, SOME OF WHICH MAY BE REQUIRED UNDER PARKING AREAS, AND ANY WATER QUALITY TECHNIQUES WILL BE INCLUDED AS PART OF FINAL DESIGN PLANS SUBMITTED TO THE CITY OF NORTHPORT FOR REVIEW/PERMITTING.

3200 Rice Mine Road NE | Tuscaloosa, AL 35406
205.345.0816 | www.ttlusa.com

**UNIVERSITY BEACH MIXED-USE DEVELOPMENT
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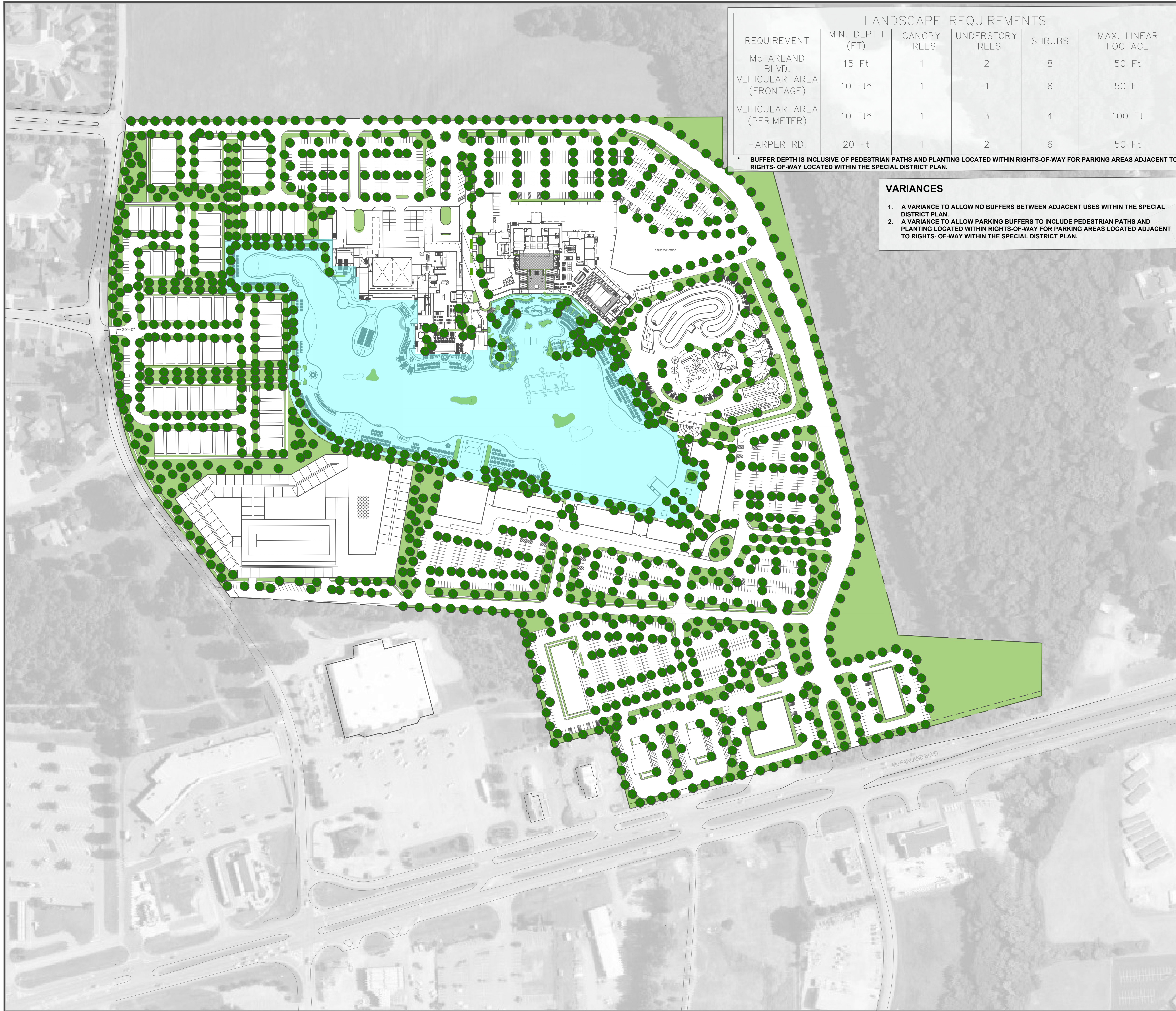
UNIVERSITY BEACH, LLC
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NORTHPORT, ALABAMA

PRELIMINARY
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OR IMPLEMENTATION)

SITE DRAINAGE PLAN		Revision Description	
No.	Date	No.	Date

Drawn By: J.T.S. Checked By: J.A.M.
Date: 03/11/2025 Proj. No: 23-03-01689-00
File Name: 231665-Sheet SD8.01-Drainage-Plan.dwg

Sheet No.
SD8.1



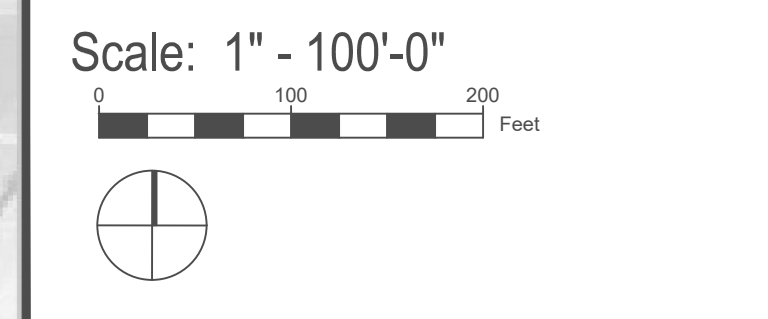
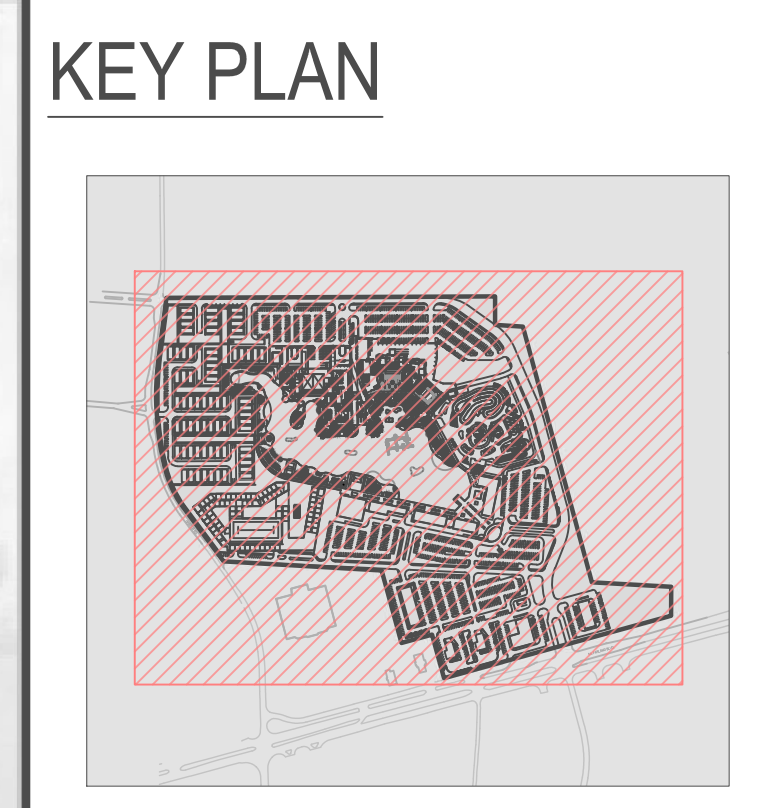
LANDSCAPE REQUIREMENTS					
REQUIREMENT	MIN. DEPTH (FT)	CANOPY TREES	UNDERSTORY TREES	SHRUBS	MAX. LINEAR FOOTAGE
McFARLAND BLVD.	15 Ft	1	2	8	50 Ft
VEHICULAR AREA (FRONTAGE)	10 Ft*	1	1	6	50 Ft
VEHICULAR AREA (PERIMETER)	10 Ft*	1	3	4	100 Ft
HARPER RD.	20 Ft	1	2	6	50 Ft

* BUFFER DEPTH IS INCLUSIVE OF PEDESTRIAN PATHS AND PLANTING LOCATED WITHIN RIGHTS-OF-WAY FOR PARKING AREAS ADJACENT TO RIGHTS-OF-WAY LOCATED WITHIN THE SPECIAL DISTRICT PLAN.

- VARIANCES**
1. A VARIANCE TO ALLOW NO BUFFERS BETWEEN ADJACENT USES WITHIN THE SPECIAL DISTRICT PLAN.
 2. A VARIANCE TO ALLOW PARKING BUFFERS TO INCLUDE PEDESTRIAN PATHS AND PLANTING LOCATED WITHIN RIGHTS-OF-WAY FOR PARKING AREAS LOCATED ADJACENT TO RIGHTS-OF-WAY WITHIN THE SPECIAL DISTRICT PLAN.

- LEGEND**
- LANDSCAPED AREA
 - LAGOON AREA
 - CANOPY TREE
 - LANDSCAPE BUFFER

- NOTES**
1. PLANTING MATERIAL AND LOCATIONS TO BE FINALIZED AT THE SUBMITTAL OF BUILDING PERMIT DOCUMENTS.
 2. LANDSCAPING ADJACENT TO McFARLAND BLVD. SHALL COMPLY WITH ARTICLE 6.04.06 'SETBACKS AND LANDSCAPING' OF THE NORTHPORT ZONING ORDINANCE.
 3. CREPE MYRTLES SHALL NOT COMPRISE MORE THAN THIRTY (30) PERCENT OF UNDERSTORY PLANTING.



PLANNING
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
edsa
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 TEL: +1 407 928 9599

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 UNIVERSITY BEACH, LLC
 U.S. HIGHWAY 82
 NORTHPORT, ALABAMA

PRELIMINARY
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 RECORDING PURPOSES,
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SITE LANDSCAPE PLAN		Revision Description	
No.	Date	Checked By:	Checked By:
		Date: 03/24/2025	Date: 03/24/2025
		Rev. No: 23-01-01689.00	Rev. No: 23-01-01689.00
		File Name: 10013 - Special District Plan.dwg	File Name: 10013 - Special District Plan.dwg

Sheet No.
SD9.1

COMMERCIAL CALCULATION

PROJECT ACREAGE: 76.18 AC

REQUIRED COMMERCIAL: 30.47 AC (40%)

PROVIDED COMMERCIAL: 59.07 AC

LEGEND

- SINGLE-FAMILY
- MULTI-FAMILY
- COMMERCIAL
- MULTI-FAMILY PERMITTED USE LIMITS WITHIN ENTERTAINMENT DISTRICT
- RESIDENTIAL DISTRICT
- ENTERTAINMENT DISTRICT
- DISTRICT BOUNDARY

NOTES

1. USE BOUNDARIES TO BE FINALIZED AT THE SUBMITTAL OF PRELIMINARY PLAT.
2. SEE SPECIAL DISTRICT NARRATIVE FOR PERMITTED USES AND DEVELOPMENT STANDARDS WITHIN THE RESIDENTIAL AND ENTERTAINMENT DISTRICTS.

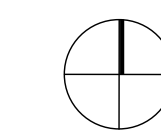
RESIDENTIAL DISTRICT
+/-17.11 AC
(71 BUILDINGS)

ENTERTAINMENT DISTRICT
+/-59.07 AC
(22 BUILDINGS)

KEY PLAN



Scale: 1" = 100'-0"



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URBAN DESIGN

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TEL: 407.939.8559

UNIVERSITY BEACH MIXED-USE DEVELOPMENT
SPECIAL DISTRICT SUBMITTAL PACKAGE

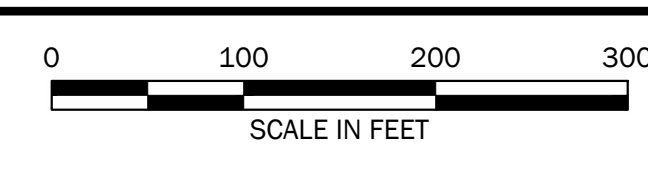
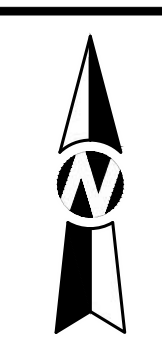
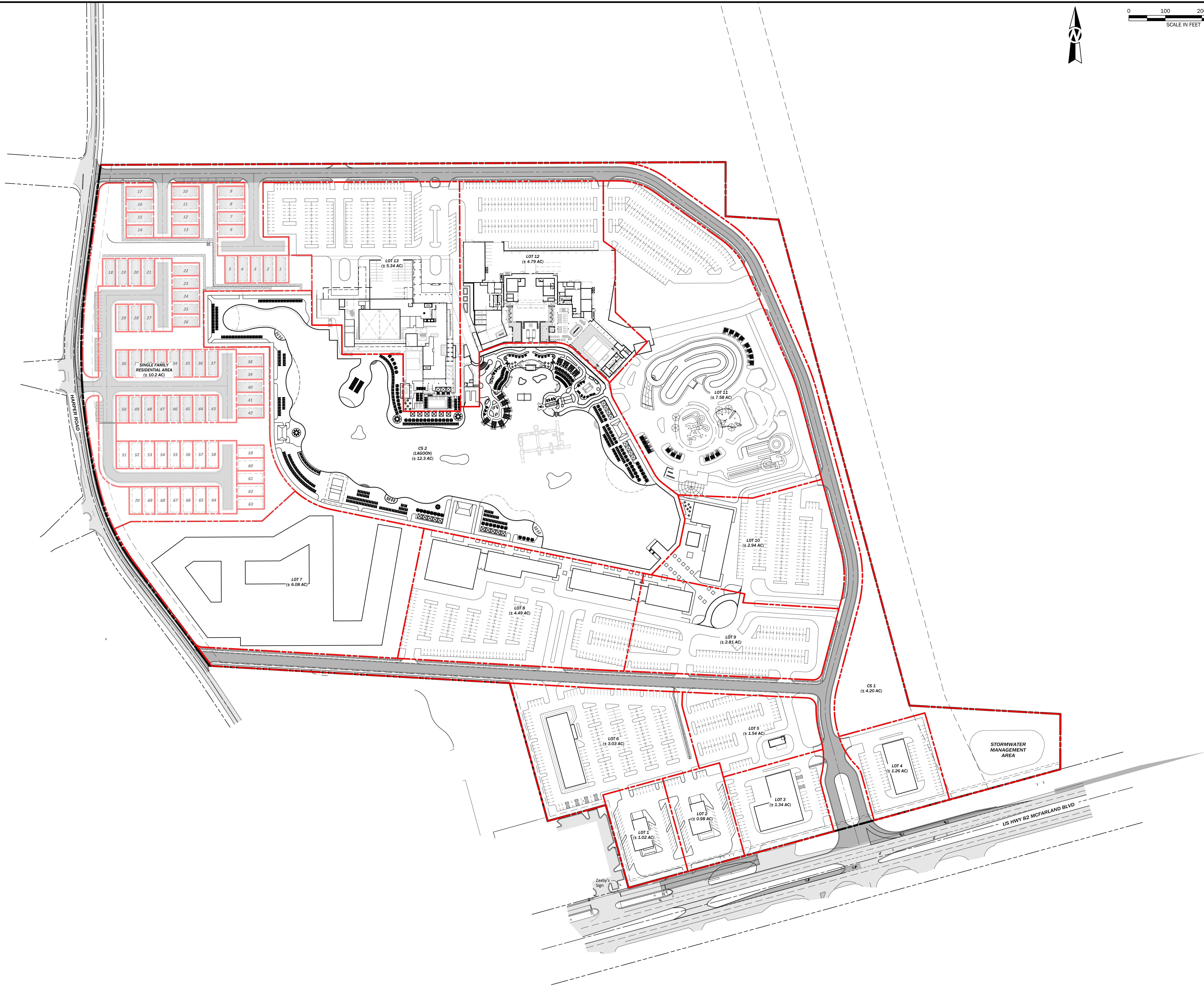
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U.S. HIGHWAY 82
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
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OR IMPLEMENTATION)

SITE USE PLAN		Revision Description	
No.	Date		

Drawn By: _____ Checked By: _____
Date: 03/24/2025 Proj. No: 23-01-01669.00
File Name: 10013 - Special District Plans.dwg

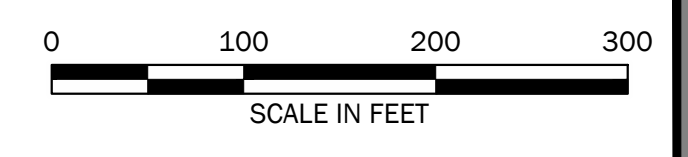
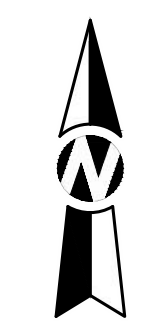
Sheet No.
SD10.1



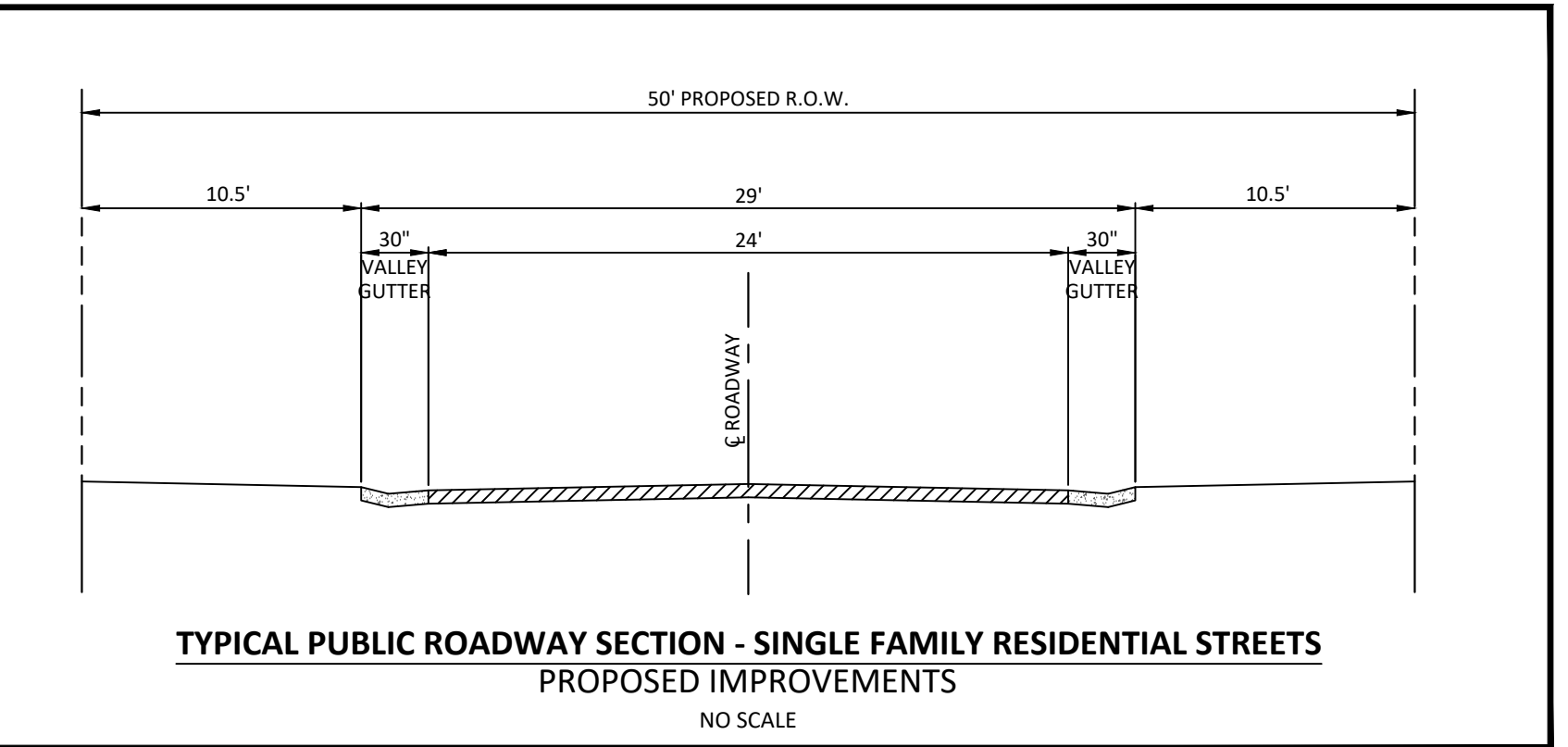
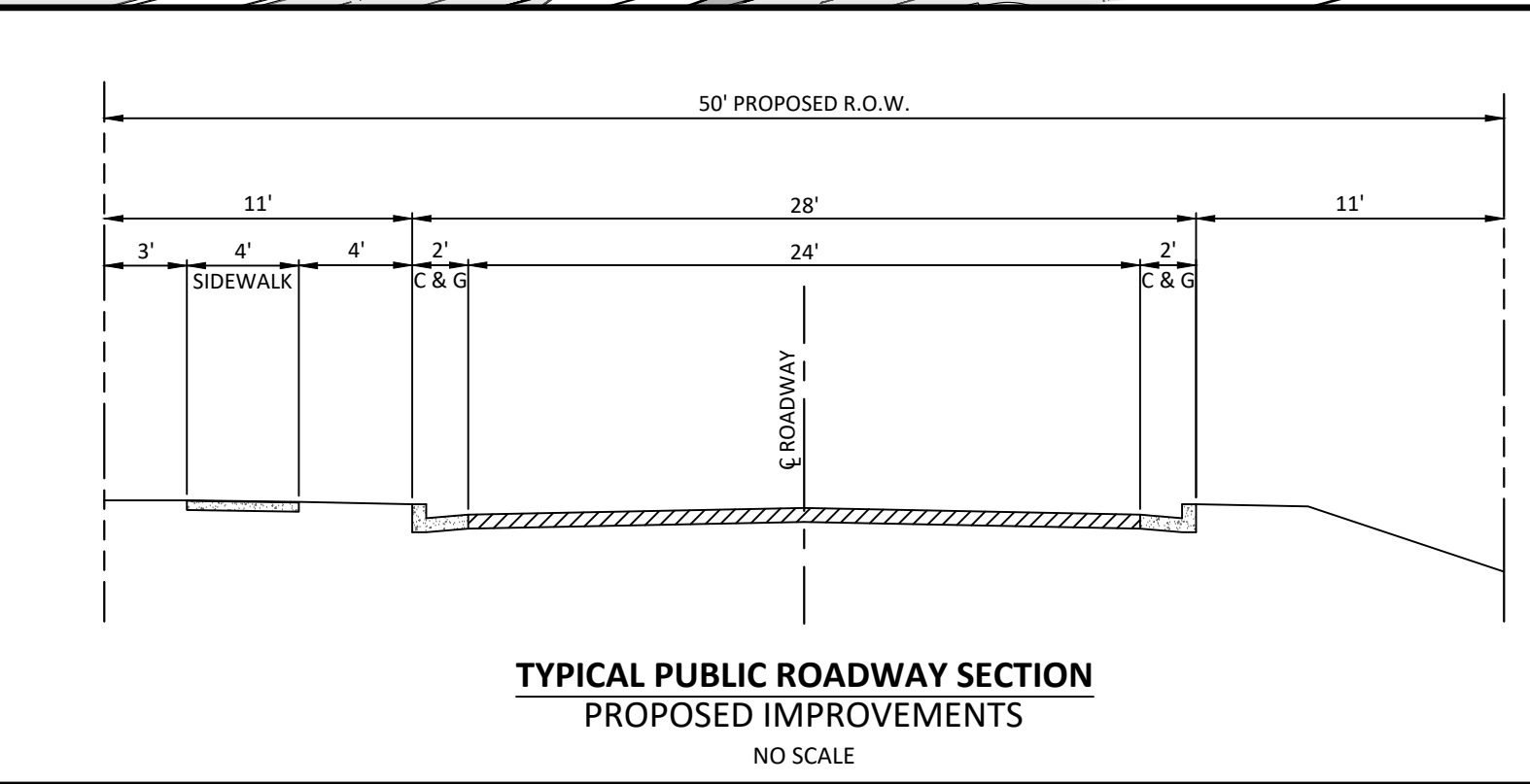
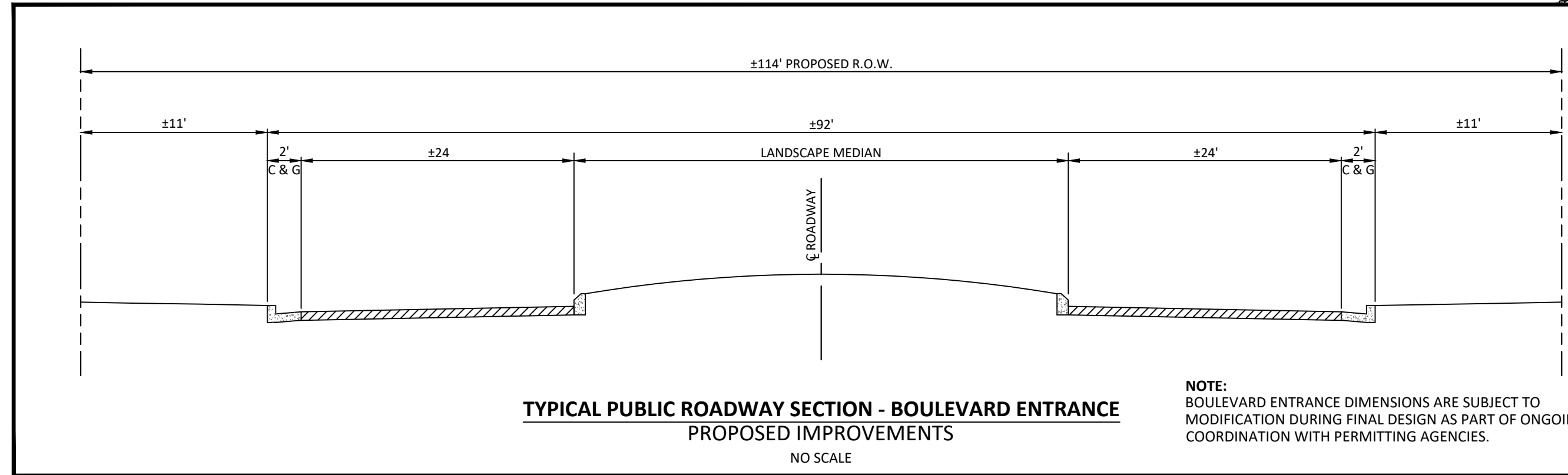
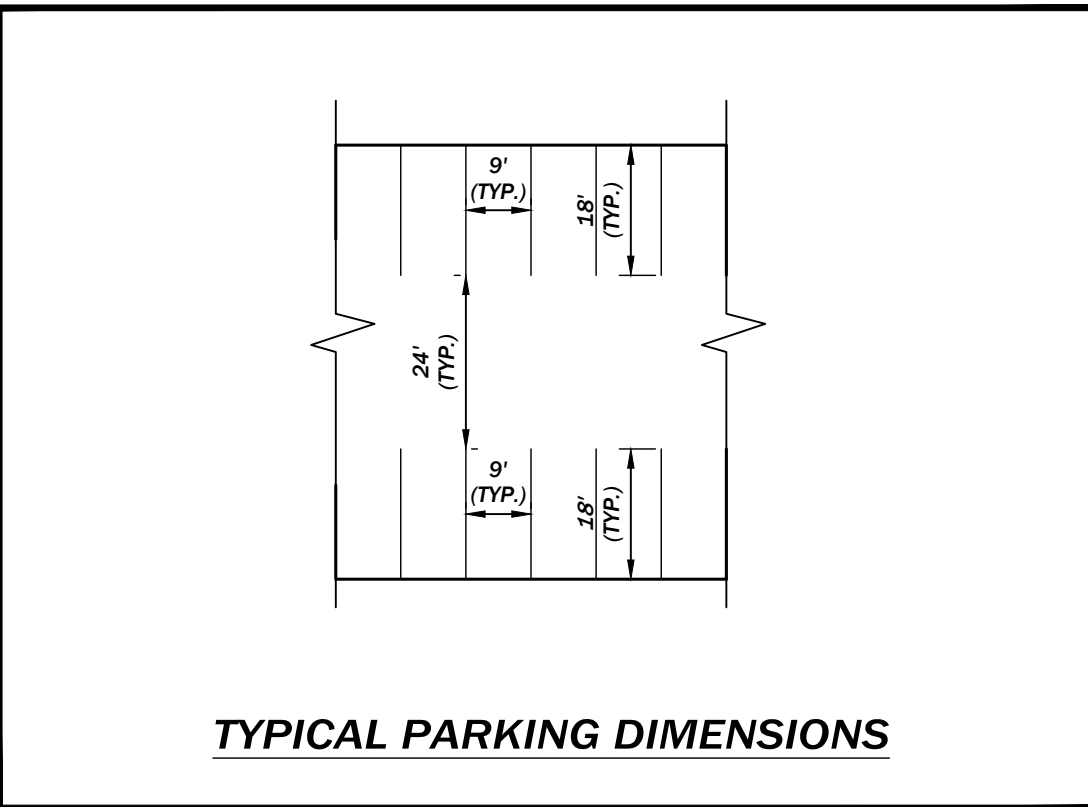
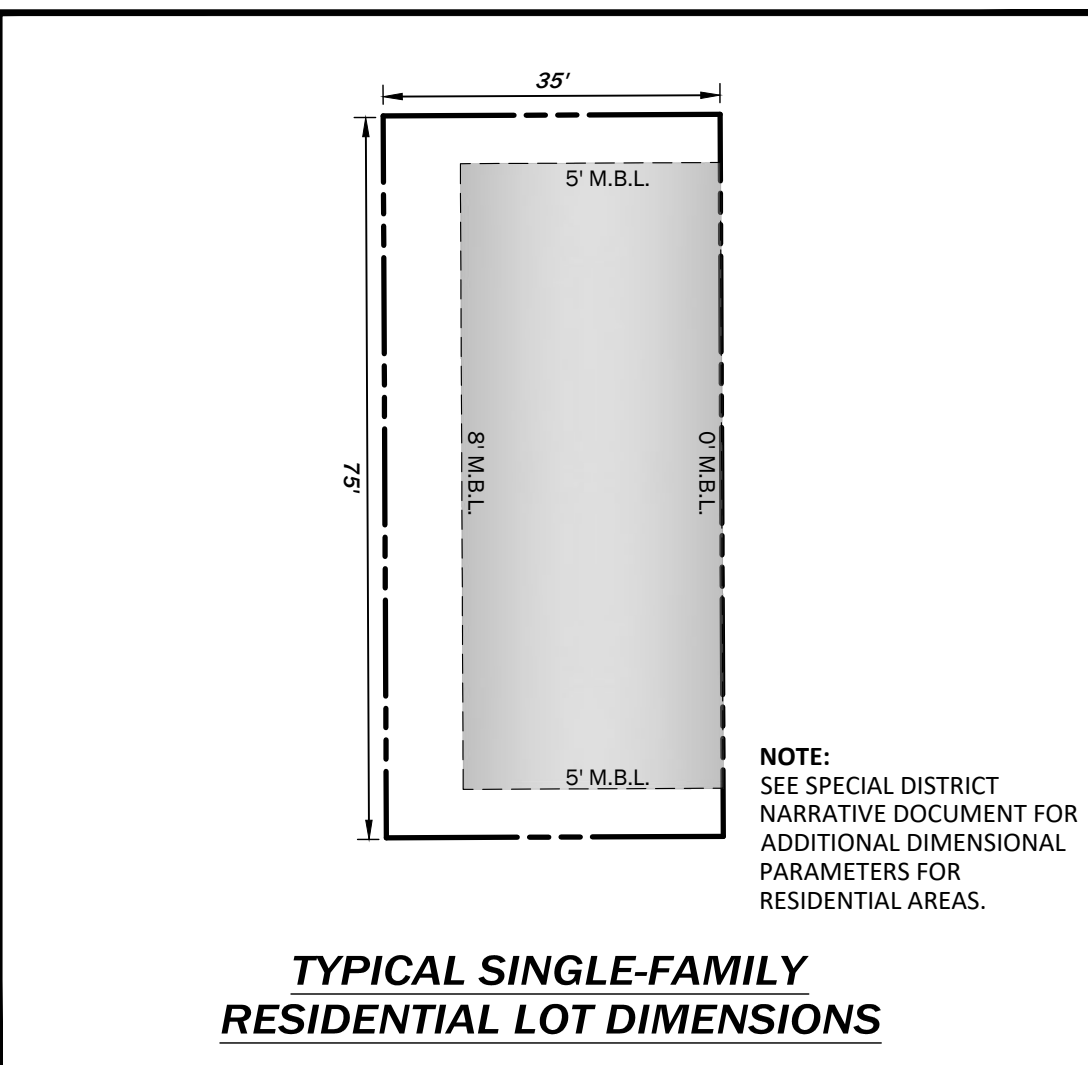
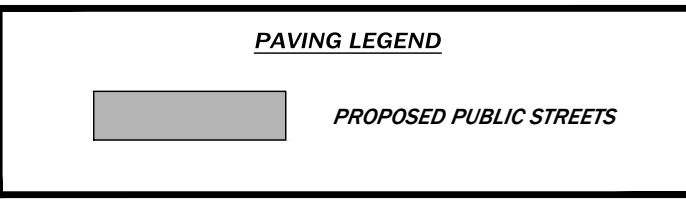
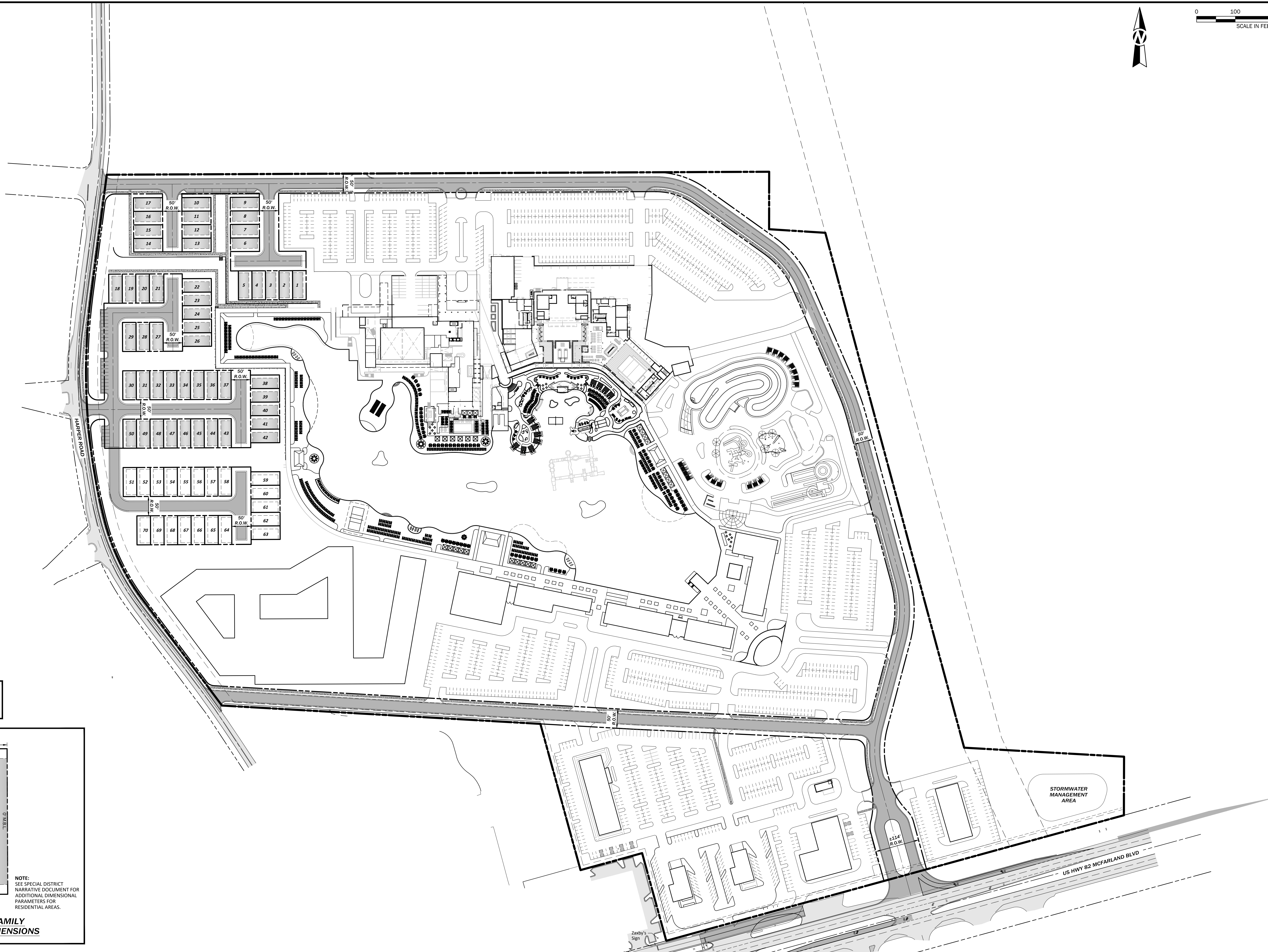
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 SPECIAL DISTRICT SUBMITTAL PACKAGE**
 UNIVERSITY BEACH, LLC
 U.S. HIGHWAY 82
 NORTHPORT, ALABAMA

PRELIMINARY
 (NOT FOR CONSTRUCTION,
 RECORDING PURPOSES,
 OR IMPLEMENTATION)

CONCEPT LOT LAYOUT PLAN		Sheet Title	
No.	Date	Checked By: J.A.M.	Revision Description
		Drawn By: J.T.S.	
		Date: 03/11/2025	
		Proj. No: 23-03-0169-00	
		File Name: 231665-Sheet SD13.01 Concept Lot Layout Plan.dwg	



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 U.S. HIGHWAY 82
 NORTHPORT, ALABAMA

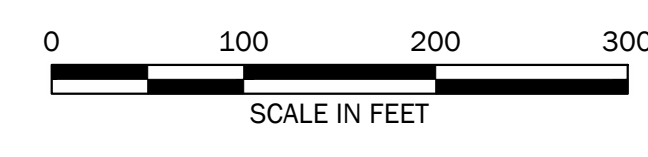
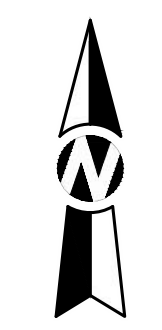


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 (NOT FOR CONSTRUCTION,
 RECORDING PURPOSES,
 OR IMPLEMENTATION)

SITE DIMENSIONAL PLAN

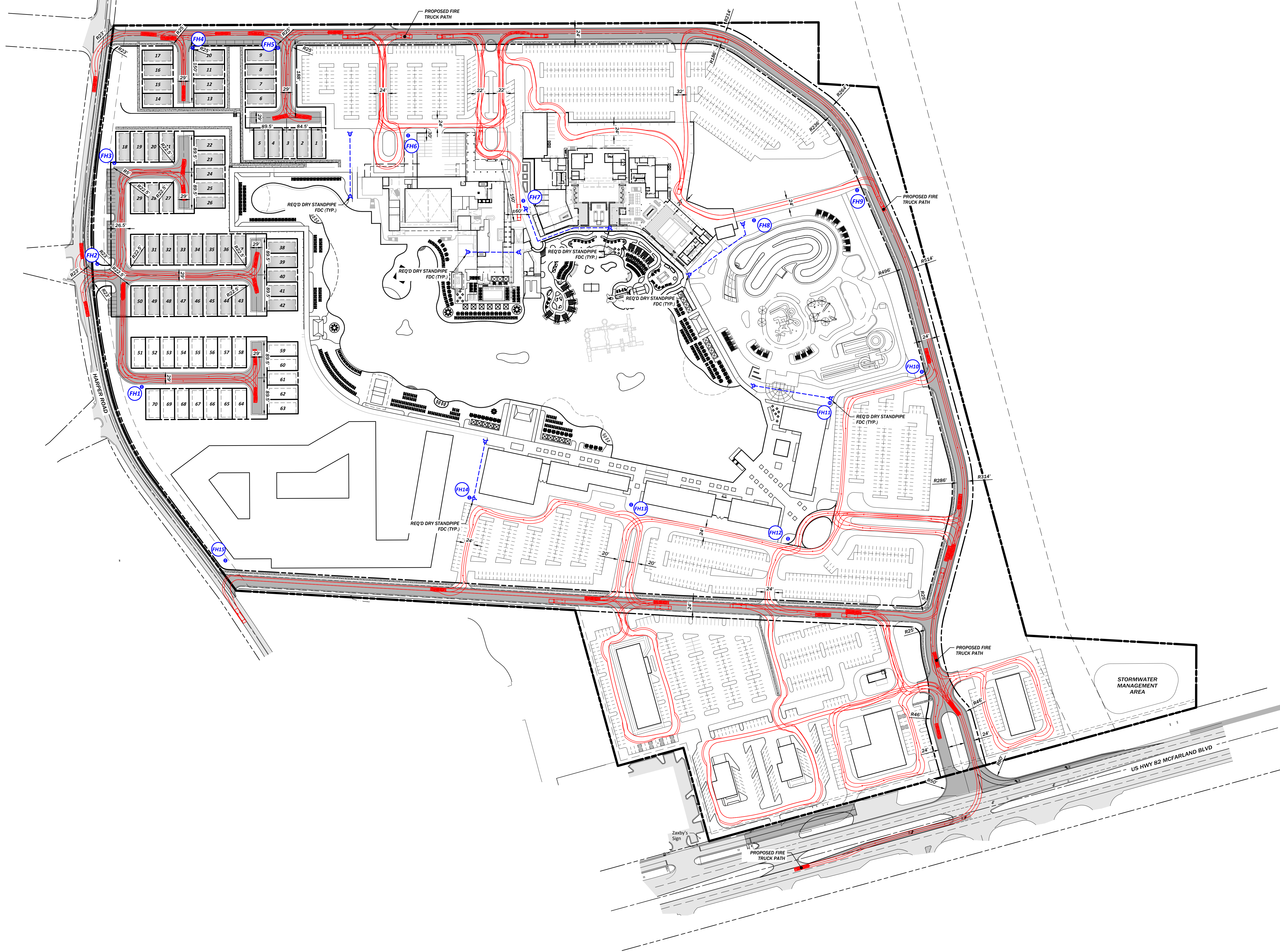
No.	Date	Revision Description

Drawn By: J.T.S. Checked By: J.A.M.
 Date: 03/11/2025 Proj. No: 23-03-0169-00
 File Name: 231665-Sheet SD12.01 Site Dimensional Plan.dwg



LEGEND

- PROPOSED FIRE HYDRANT
- FH1 FIRE HYDRANT CALLOUT
- FIRE DEPARTMENT CONNECTION (FDC)



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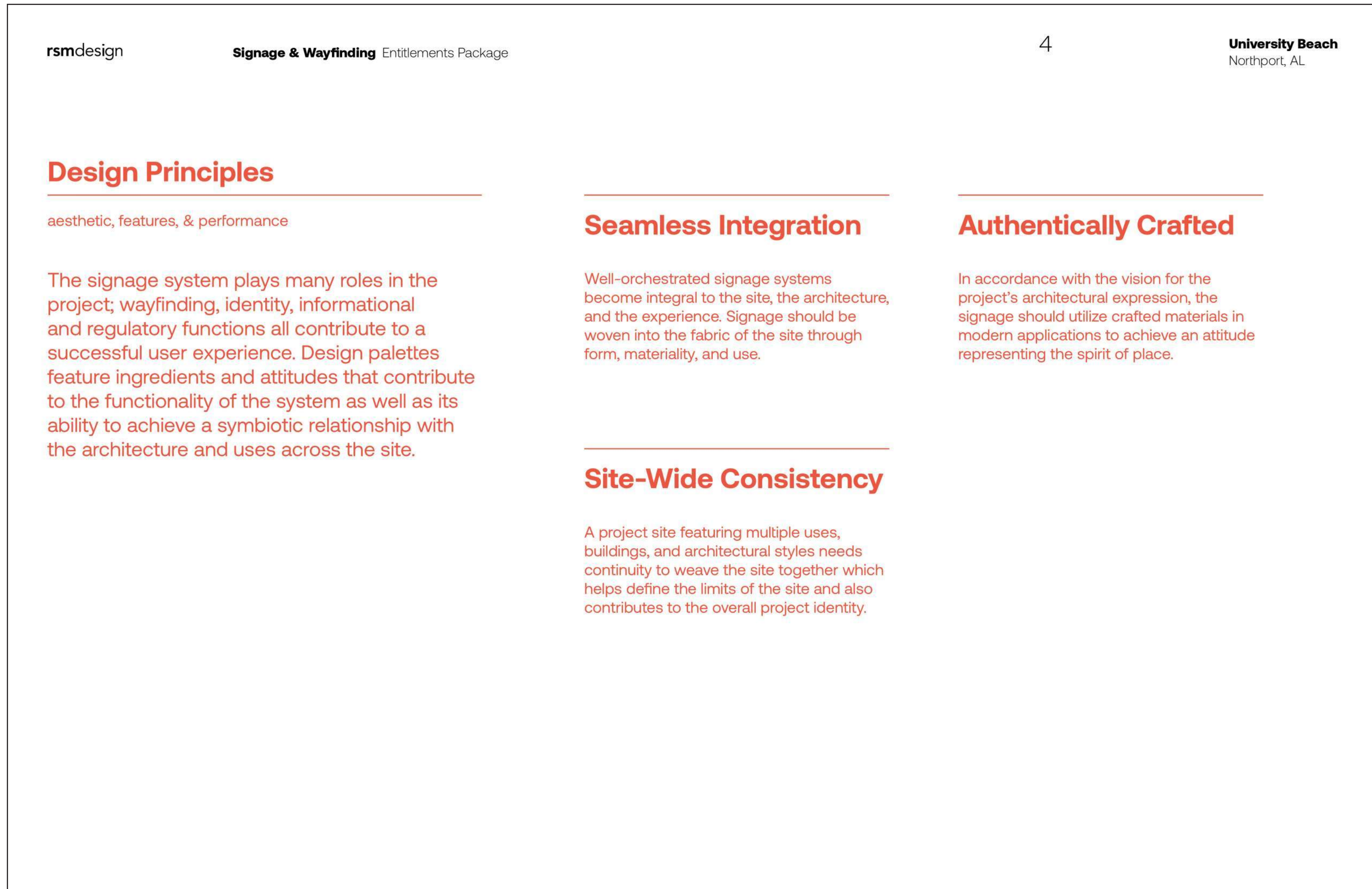
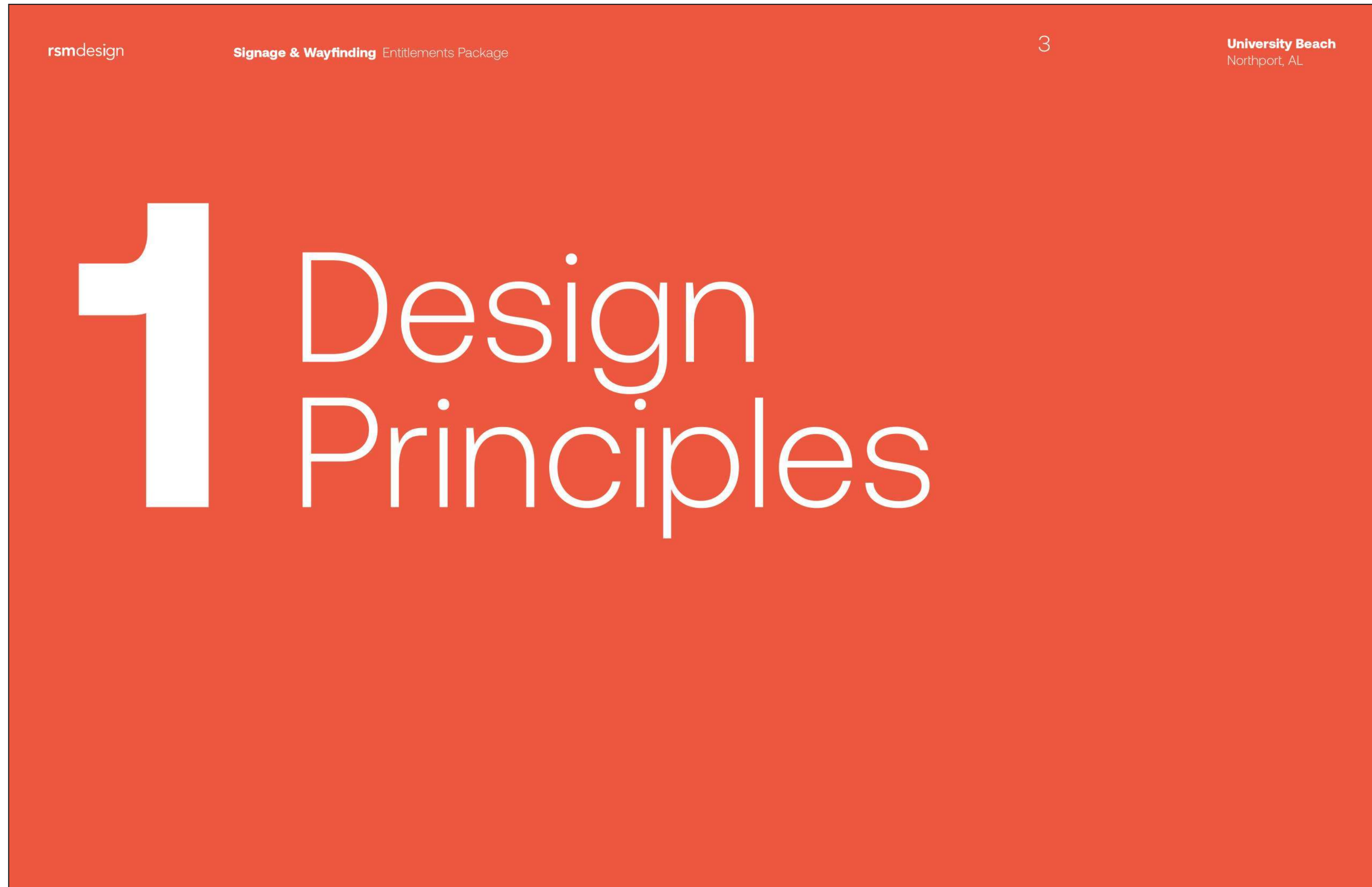
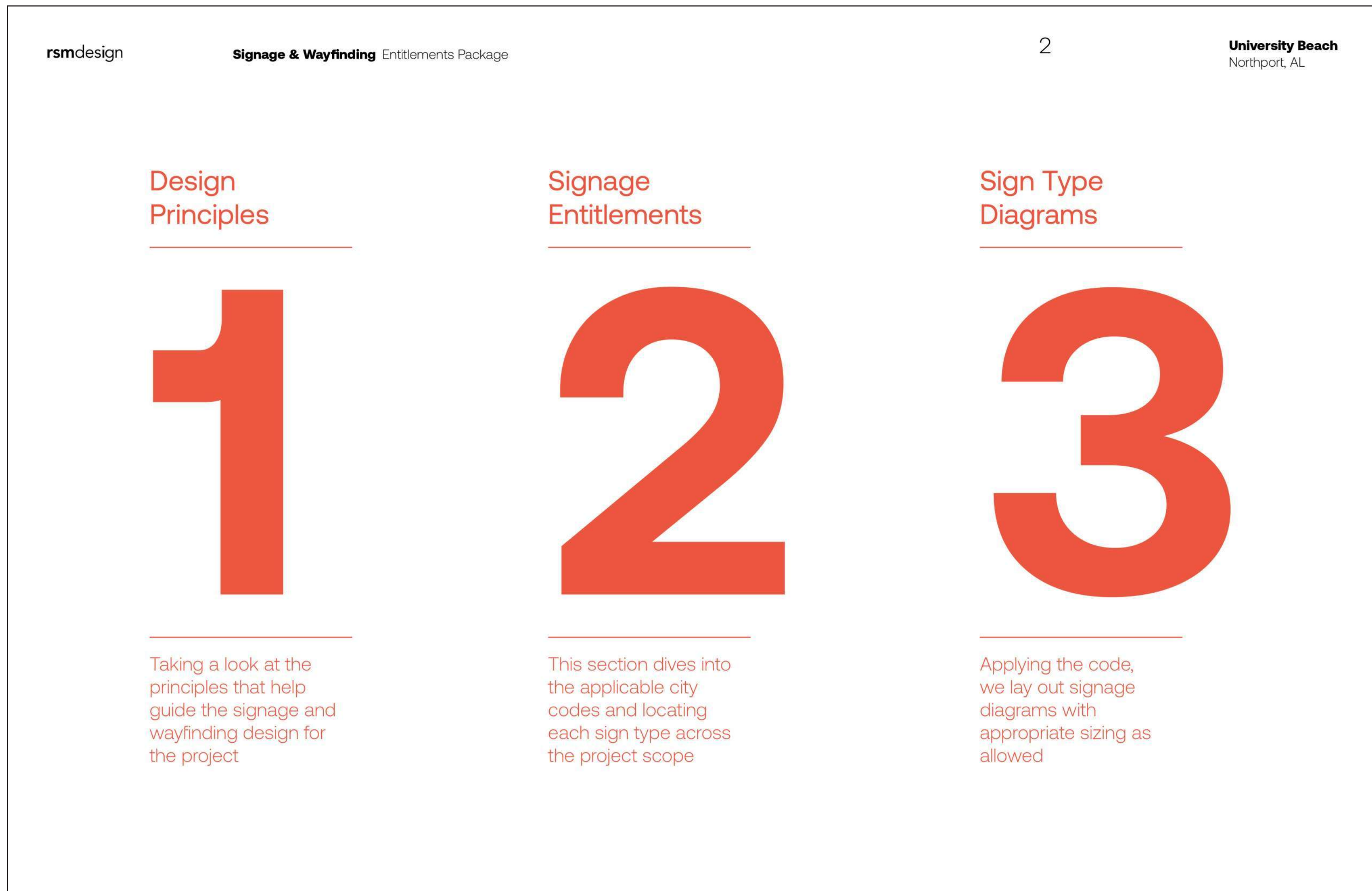
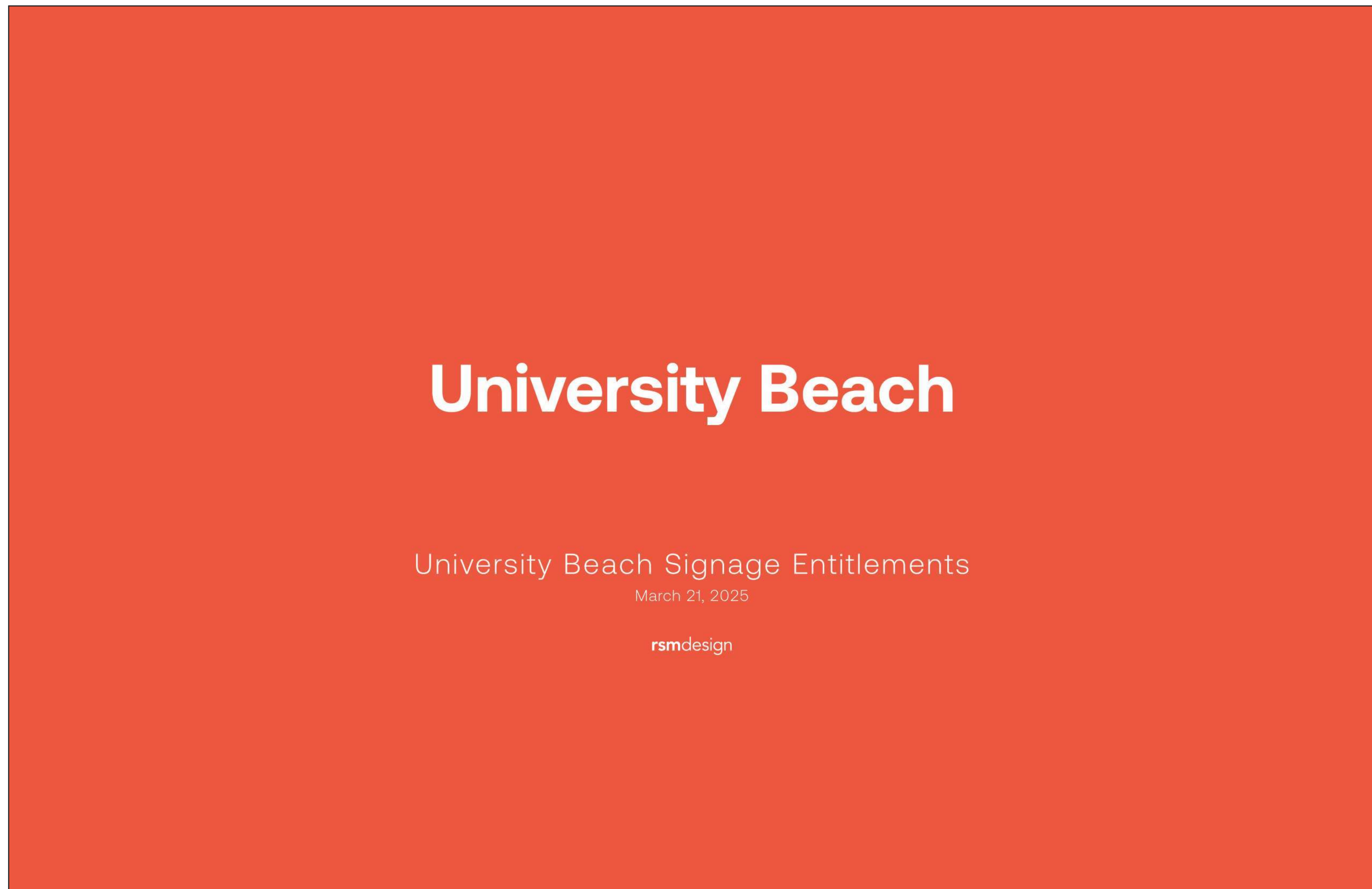
PRELIMINARY
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FIRE RESCUE PLAN

No.	Date	Revision Description

Drawn By: J.T.S. Checked By: J.A.M.
 Date: 03/11/2025 Proj. No.: 231665.00
 File Name: 231665_Sheet SD13.01 Fire Rescue Plan.dwg

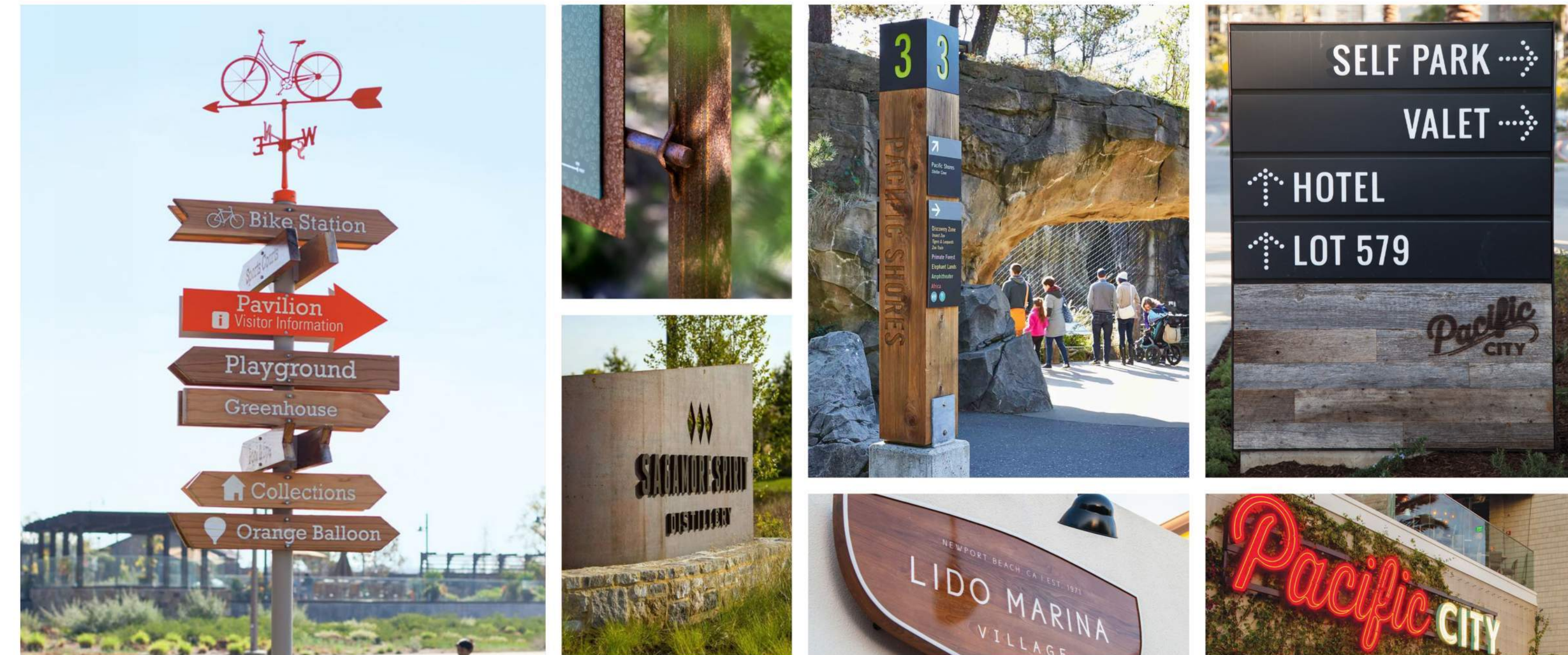
Sheet No.
SD13.1





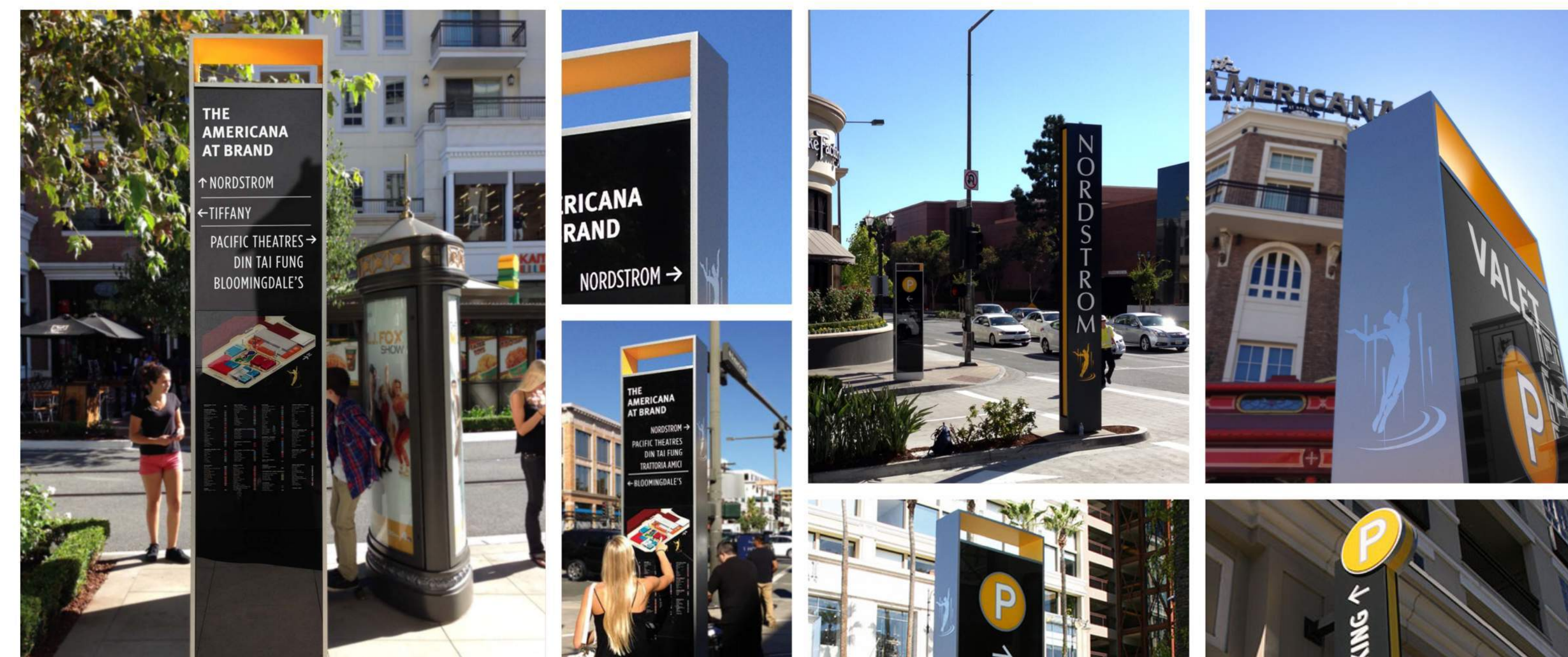
Seamless Integration

Well-orchestrated signage systems become integral to the site, the architecture, and the experience. Signage should be woven into the fabric of the site through form, materiality, and use.



Authentically Crafted

In accordance with the vision for the project's architectural expression, the signage should utilize crafted materials in modern applications to achieve an attitude representing the spirit of place.



Site-Wide Consistency

A project site featuring multiple uses, buildings, and architectural styles needs continuity to weave the site together which helps define the limits of the site and also contributes to the overall project identity.

rsmdesign Signage & Wayfinding Entitlements Package 8 University Beach Northport, AL

2 Signage Entitlementments

rsmdesign Signage & Wayfinding Entitlements Package 9 University Beach Northport, AL

Identity Signage

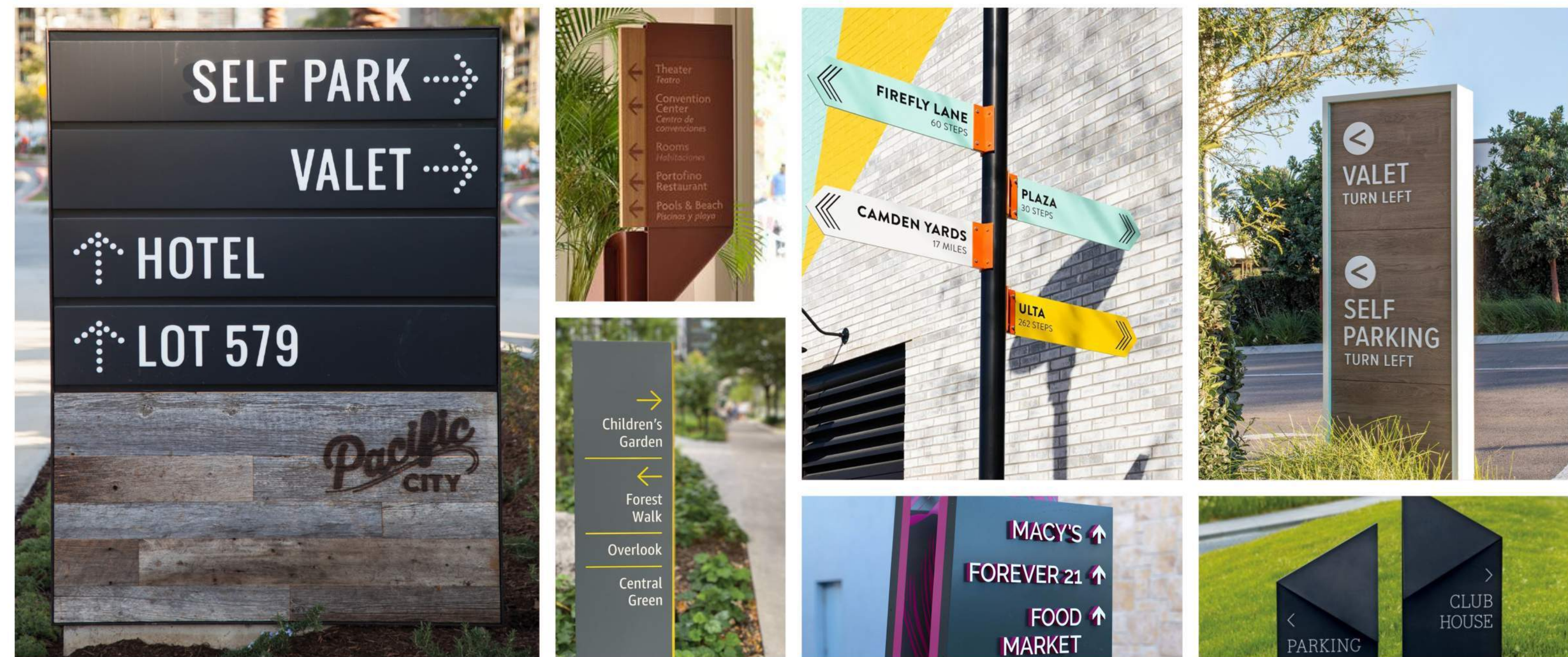
Identity signs serve many purposes. These signs play an important role in establishing the character of the site and promote the various brands that are found throughout the project.

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#	IDENTITY SIGNAGE
A1	Primary Identity Monument
A2	Secondary Identity Monument
A3	Digital Pylon Identity
A4	Tenant Identity Totems NP
A5	Freestanding Tenant Identity Monument
A6	Building Addresses NP
A7	Home Addresses NP
A8	Building Mounted Tenant Identity
#	WAYFINDING SIGNAGE
B1	Vehicular Directional
B2	Pedestrian Directional
B3	Pedestrian Directory
B4	Advertising / Tenant Kiosk
B5	Rules & Regulations Identity
#	PARKING SIGNAGE
P1	Parking Directional
P2	Parking Space Identity NP
P3	Enhanced Regulatory Signage NP

SIGN GROUP
 SIGN TYPE
 LOCATION
 POWER / DATA

① Location Plan
Scale: NTS



Wayfinding Signage

Wayfinding signs aid in visitors locating themselves in and navigating through the project. These signs answer two questions: "Where am I?" and "Which way do I go?". These signs also help give a perceived "edge" to the project's site.



Parking Signage

Parking identities, directional, and other signs are significant factors in the arrival and departure experience. Their importance is heightened on high traffic days and in projects where many new visitors are expected on a regular basis.



3 Sign Type Diagrams

Sign Type A1

primary identity monument

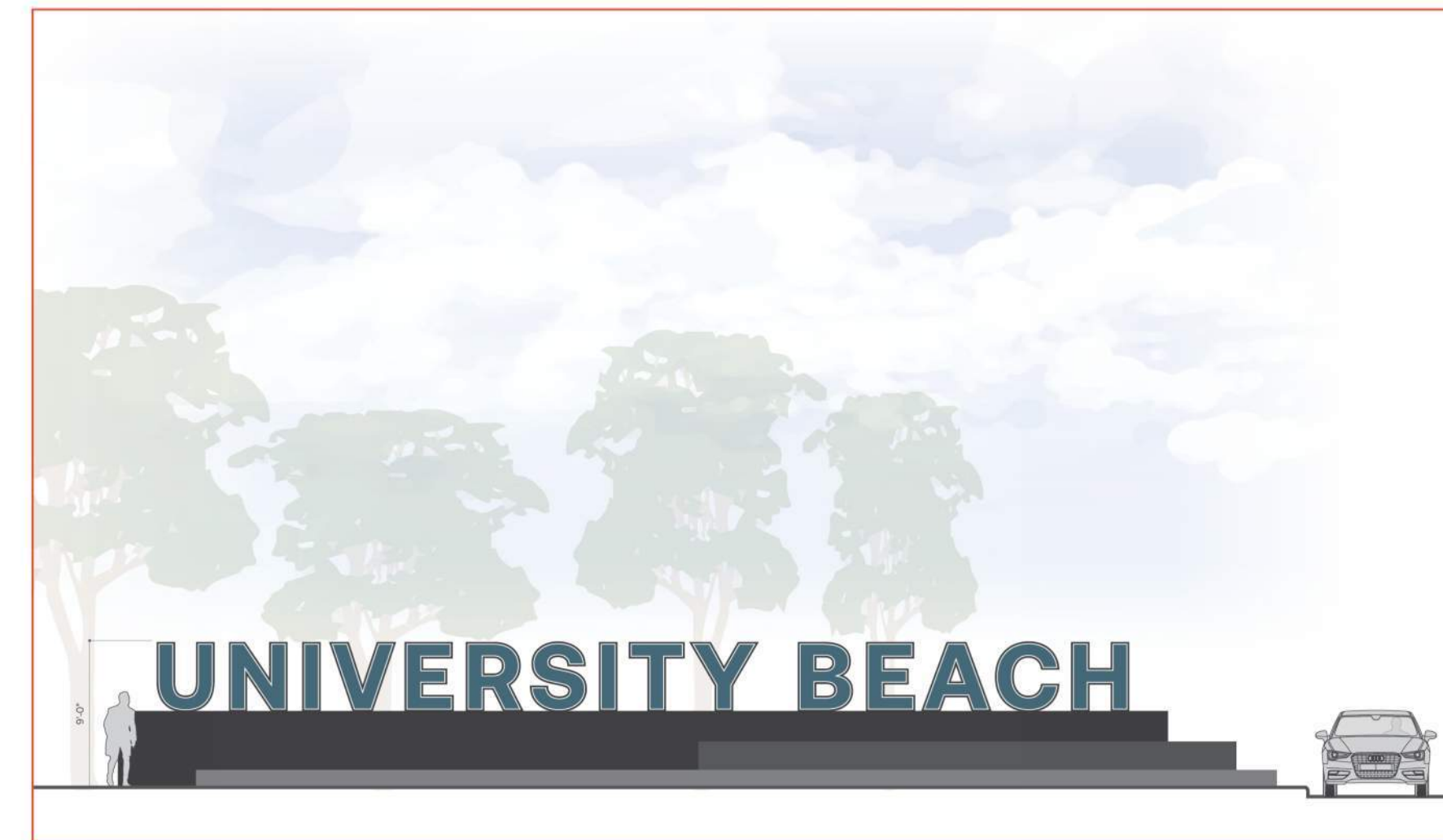
APPLICABLE CODE SECTIONS

Sec. 10.07.01 - Signs at Entrances
Sign design recommended exceeds allowed face area total by 319 square feet. Additionally, the code permits only one entry sign. A variance may be needed.

SIGN DESCRIPTION & INFORMATION

The primary function of the monument is to identify the project with the brand mark and identify the vehicular entrance to the site. In addition to the project name, this sign may include identities for anchor tenants.

DISTRICT MAXIMUM HEIGHT	9' - 0"
MAXIMUM HEIGHT PER CODE	8' - 0"
DISTRICT MAXIMUM AREA	650 sq. ft. (face)
MAXIMUM AREA PER CODE	36 sq. ft. (face)
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted



Sign Type A2

secondary identity monument

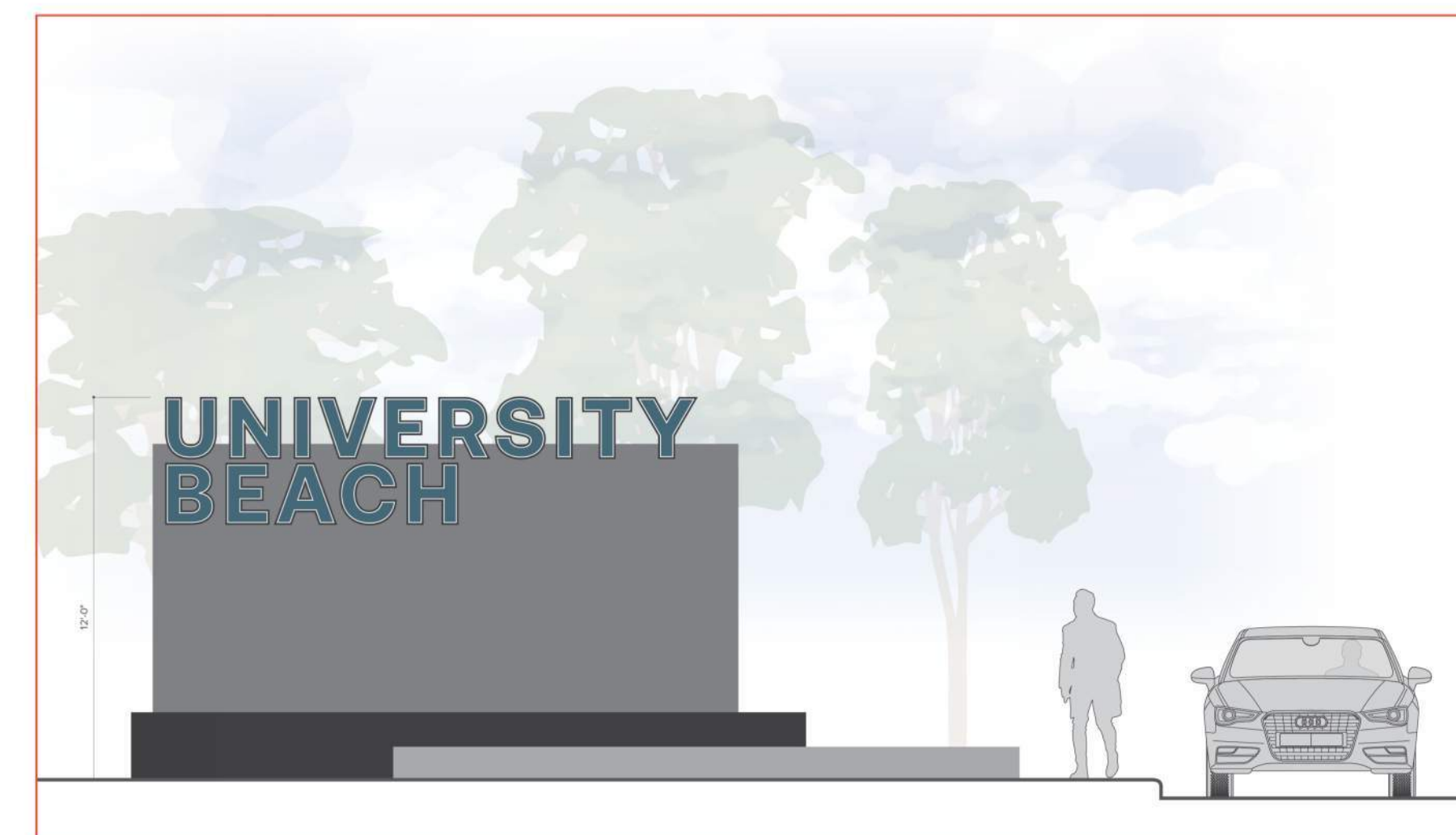
APPLICABLE CODE SECTIONS

Sec. 10.07.01 - Signs at Entrances
Sign design recommended exceeds allowed face area total by 48 square feet. Additionally, the code permits only one entry sign. A variance may be needed.

SIGN DESCRIPTION & INFORMATION

The primary function of the monument is to identify the project with the brand mark and identify the vehicular entrance to the site. In addition to the project name, this sign may include identities for anchor tenants.

DISTRICT MAXIMUM HEIGHT	12' - 0"
MAXIMUM HEIGHT PER CODE	8' - 0"
DISTRICT MAXIMUM AREA	336 sq. ft. (face)
MAXIMUM AREA PER CODE	36 sq. ft. (face)
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted



Sign Type A3

digital identity pylon

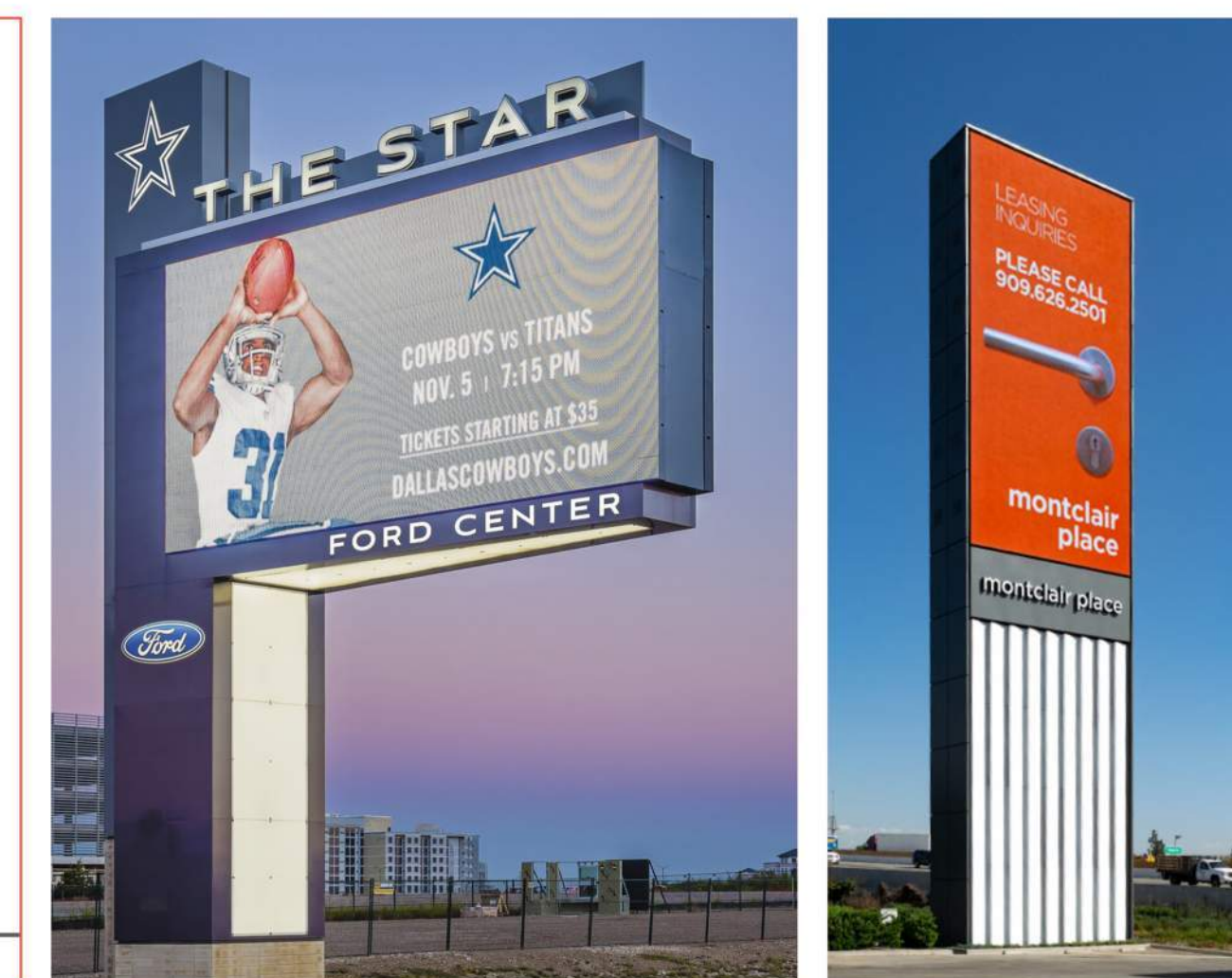
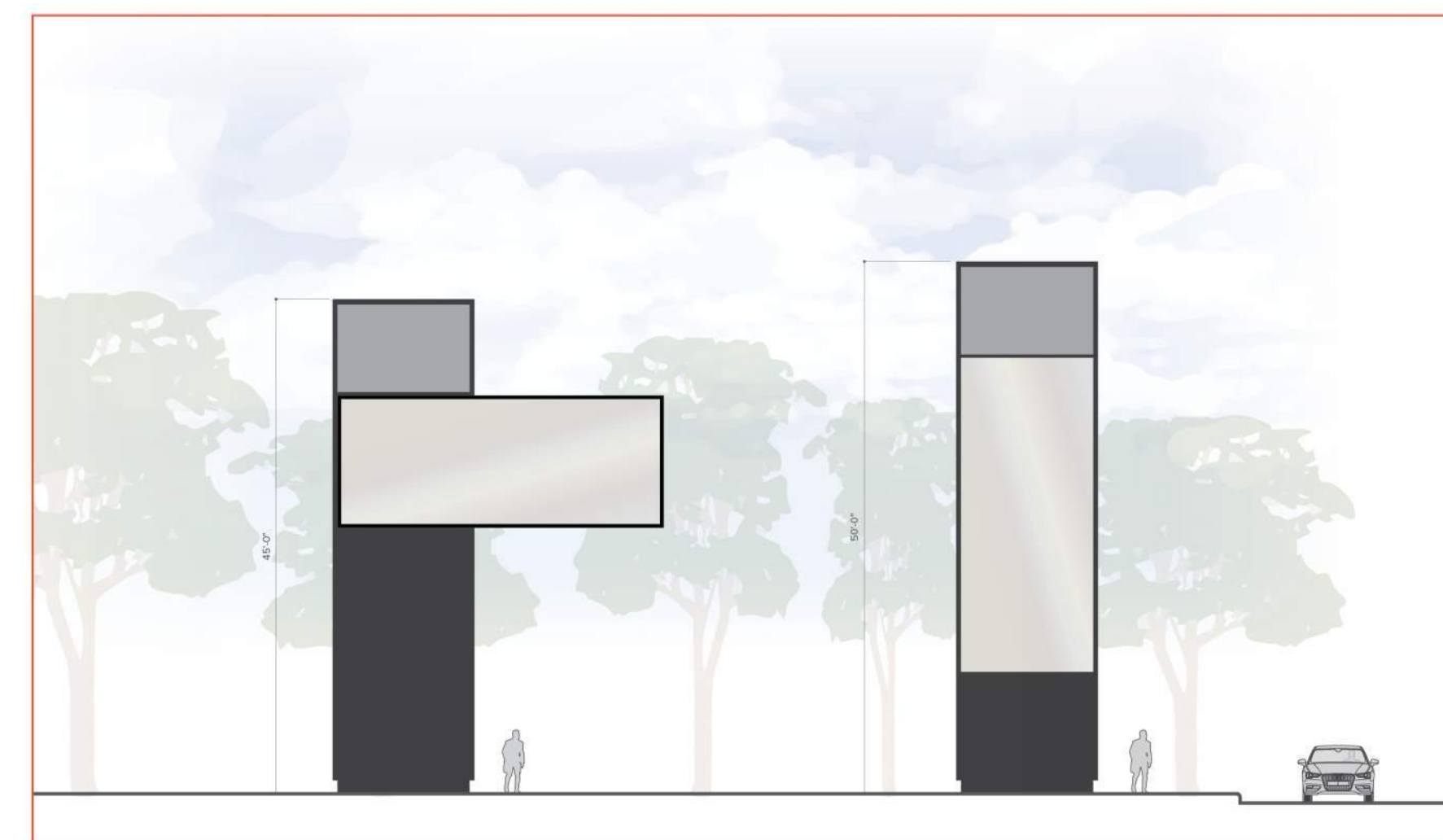
APPLICABLE CODE SECTIONS

N/A

SIGN DESCRIPTION & INFORMATION

The primary function of the digital totem is to not only generate revenue for the development, but also advertise events and other such items to the general public in an effort to bring more visitors. This sign is intended to be double-sided, so there will be a need for two screens.

DISTRICT MAXIMUM HEIGHT	60' - 0"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	650 sq. ft. (total) - 375 sq. ft. (screen)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Internal / External - Digital (Yes)
INSTALLATION LOCATION	Ground Mounted



Sign Type A4

tenant identity totems

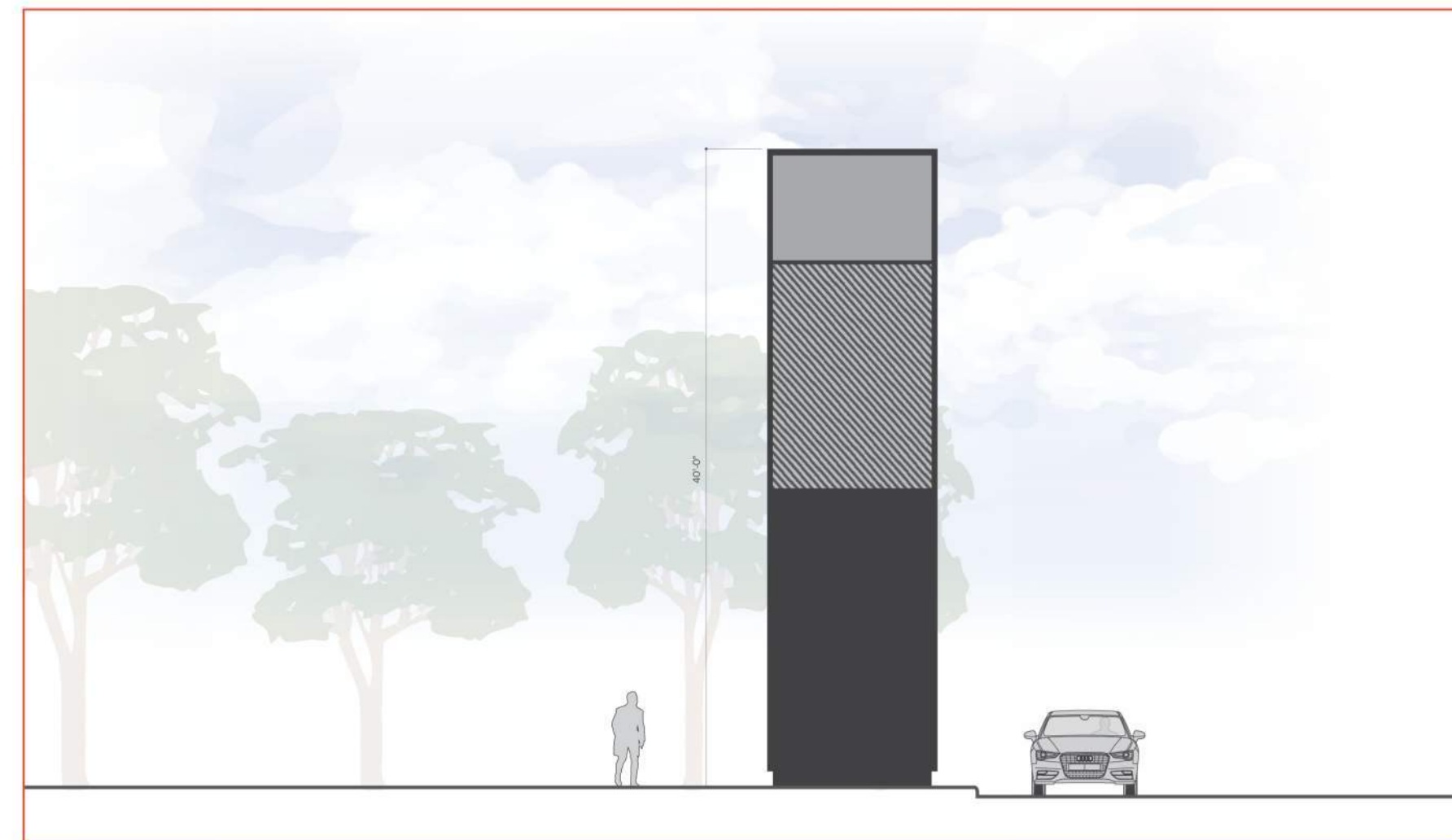
APPLICABLE CODE SECTIONS

Sec. 10.07.02 - Freestanding Signs
Sign design recommended exceeds allowed face area total by 105 square feet. Additionally, the code permits only one freestanding sign per "lot". A variance may be needed.

SIGN DESCRIPTION & INFORMATION

The primary function of the tenant identity totem is to advertise and identify to the general public the available venues/retail/hospitality/etc tenants within the development. This sign is intended to be double-sided.

DISTRICT MAXIMUM HEIGHT	40' - 0"
MAXIMUM HEIGHT PER CODE	35' - 0"
DISTRICT MAXIMUM AREA	420 sq. ft. (face)
MAXIMUM AREA PER CODE	250 sq. ft. (face)
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted



Sign Type A8

building mounted tenant identity

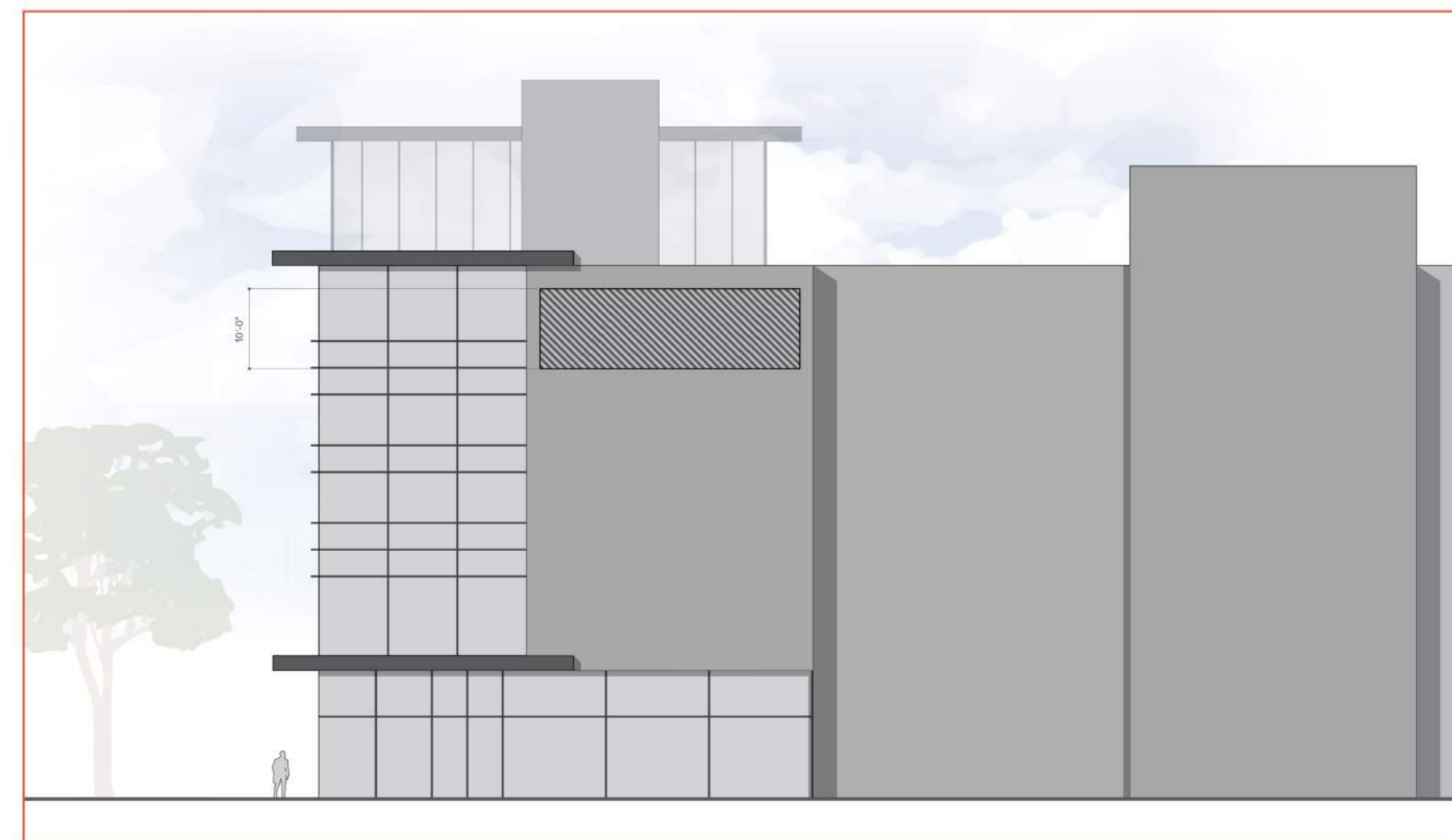
APPLICABLE CODE SECTIONS

Sec. 10.07.03 - Building (Wall) Signs
Sign design recommended exceeds allowed face area total by 25 square feet.

SIGN DESCRIPTION & INFORMATION

The primary function of the wall mounted tenant identity is to advertise and identify to the general public the available venues/retail/hospitality/etc tenants within the development and easily identify the desired destination.

DISTRICT MAXIMUM HEIGHT	10' - 0"
MAXIMUM HEIGHT PER CODE	7' - 0"
DISTRICT MAXIMUM AREA	325 sq. ft. (face)
MAXIMUM AREA PER CODE	300 sq. ft. (face)
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Building Mounted



Sign Type A5

freestanding tenant identity monument

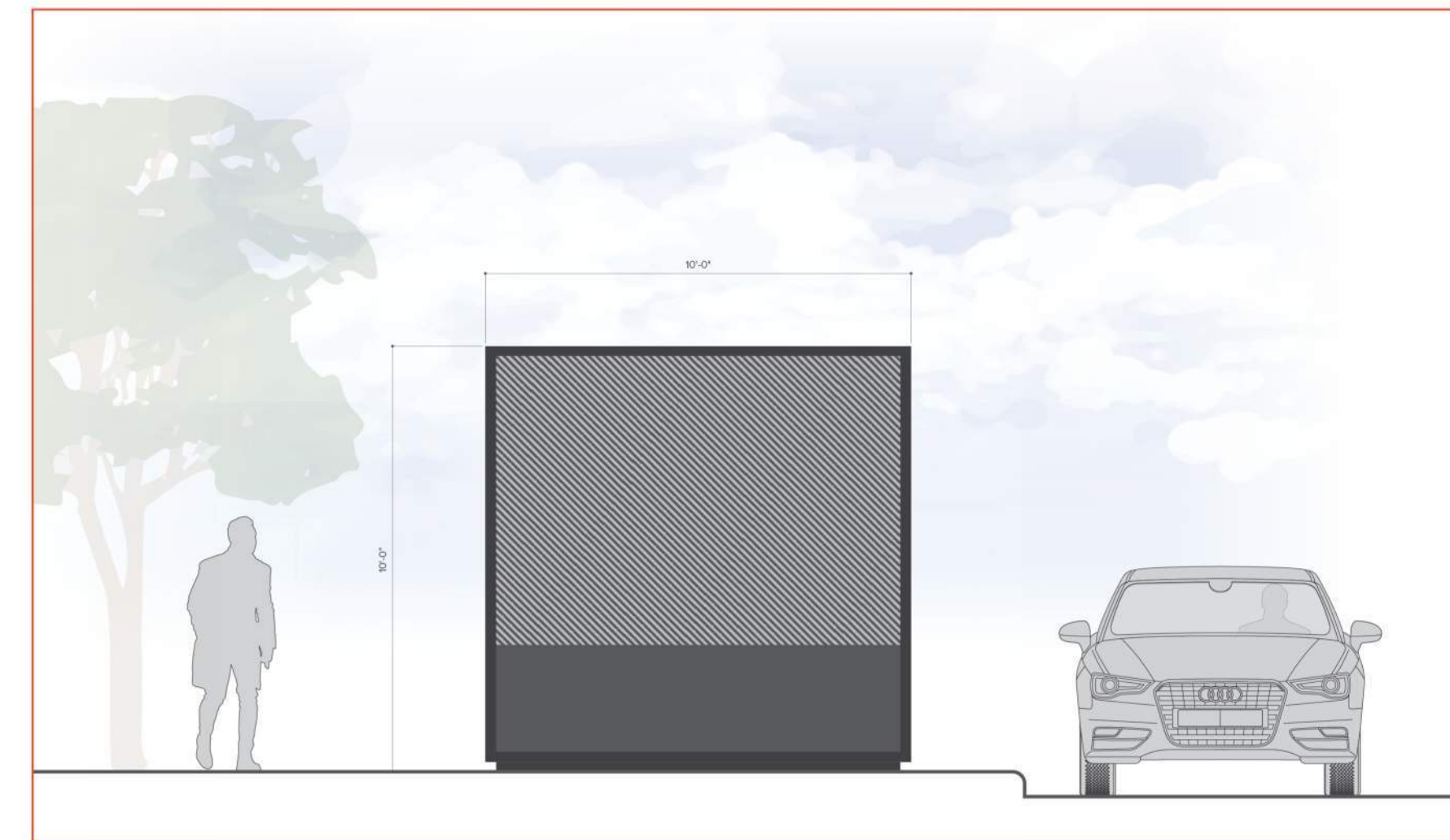
APPLICABLE CODE SECTIONS

Sec. 10.07.02 - Freestanding Signs
The code permits only one freestanding sign per "lot". A variance may be needed.

SIGN DESCRIPTION & INFORMATION

The primary function of the tenant identity totem is to advertise and identify to the general public the available venues/retail/hospitality/etc tenants within the development. This sign is intended to be double-sided.

DISTRICT MAXIMUM HEIGHT	10' - 0"
MAXIMUM HEIGHT PER CODE	35' - 0"
DISTRICT MAXIMUM AREA	100 sq. ft. (face)
MAXIMUM AREA PER CODE	250 sq. ft. (face)
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted



Sign Type B1

vehicular directional

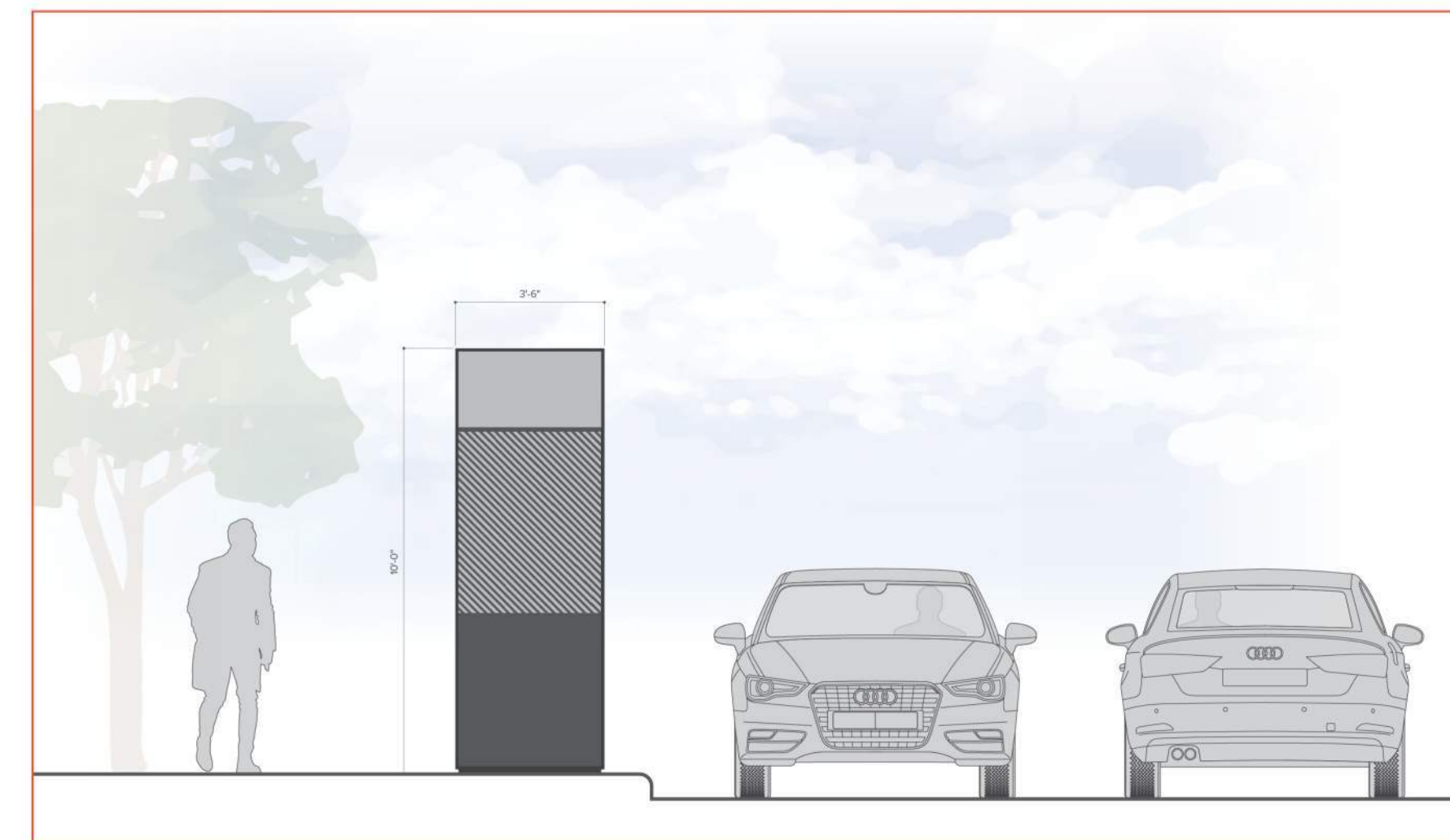
APPLICABLE CODE SECTIONS

N/A

SIGN DESCRIPTION & INFORMATION

The primary function of vehicular directional is to guide drivers safely and efficiently through parking lots, roadways, and large properties as well as point visitors in the right direction to their desired location. This sign is intended to be double-sided.

DISTRICT MAXIMUM HEIGHT	10' - 0"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	35 sq. ft. (face)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted



Sign Type B2

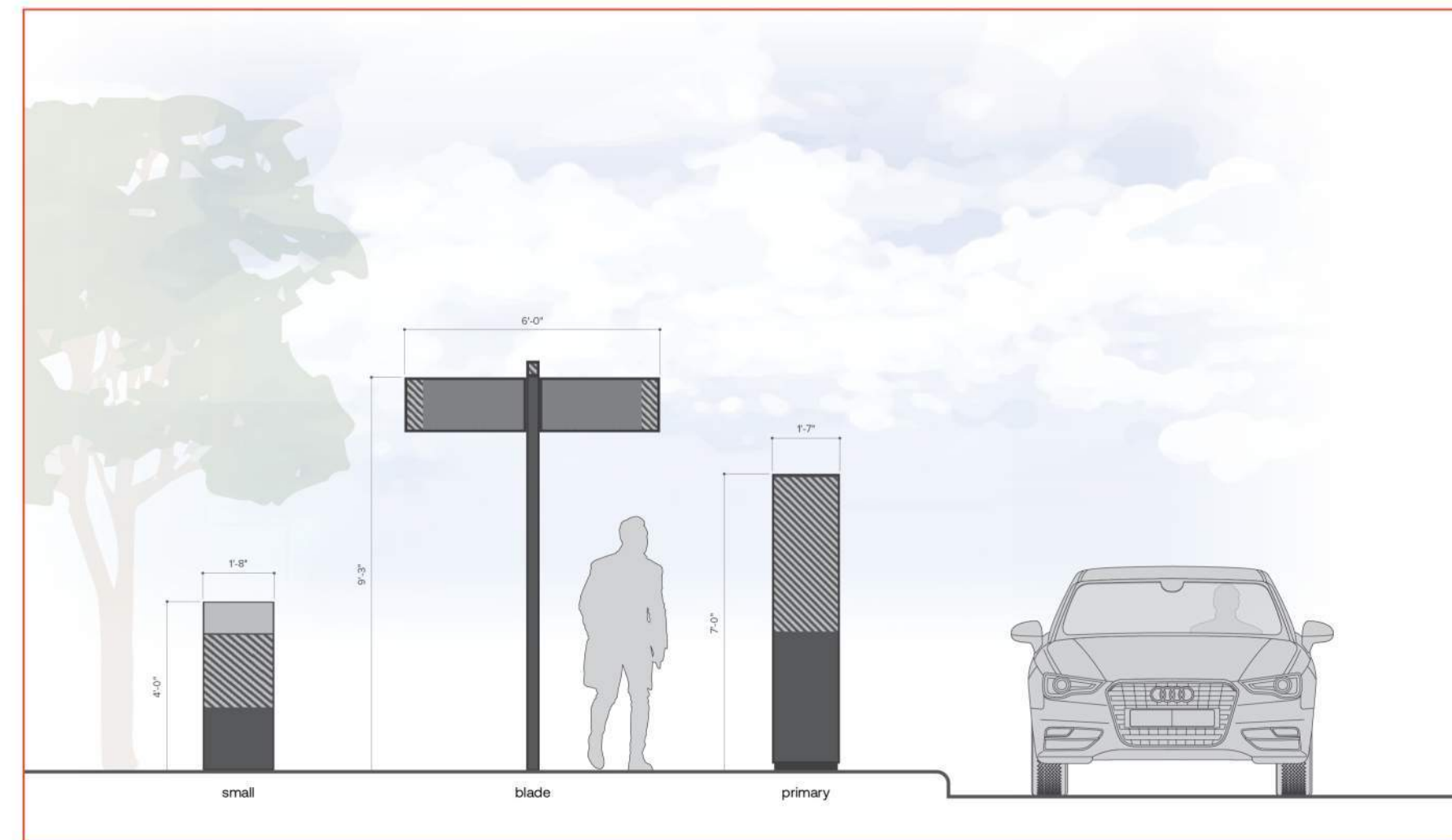
pedestrian directional

APPLICABLE CODE SECTIONS
N/A

SIGN DESCRIPTION & INFORMATION

The primary function of pedestrian directionals is to guide users safely and efficiently through parking lots, walkways, and large properties as well as point visitors in the right direction to their desired location. This sign is intended to be double-sided.

DISTRICT MAXIMUM HEIGHT	9' - 3"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	12 sq. ft. (face)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted



Sign Type B3

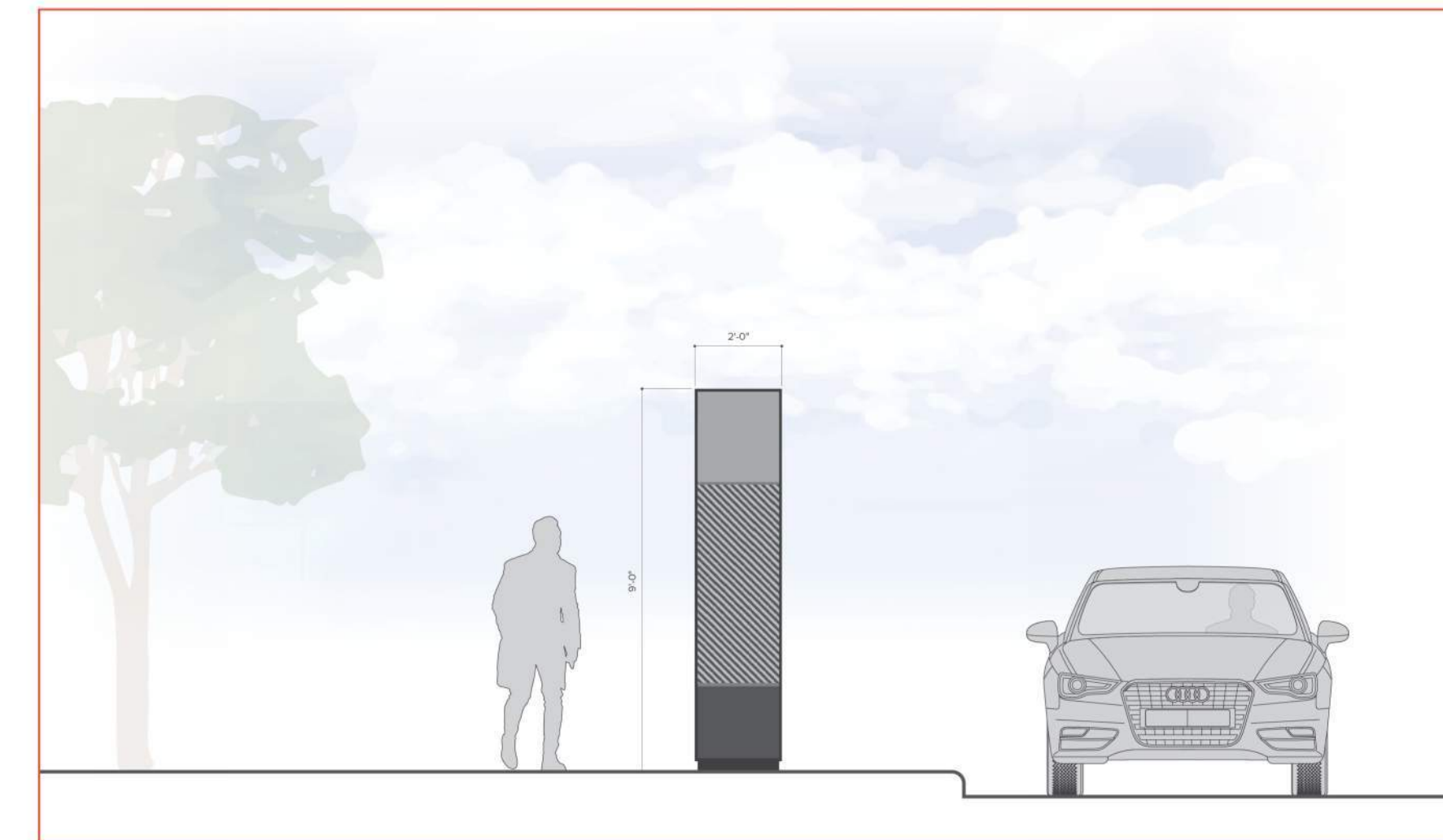
pedestrian directory

APPLICABLE CODE SECTIONS
N/A

SIGN DESCRIPTION & INFORMATION

The primary function of pedestrian directionals is to guide users safely and efficiently through parking lots, walkways, and large properties as well as point visitors in the right direction to their desired location. This sign is intended to be double-sided. Digital signage may be needed pending project needs.

DISTRICT MAXIMUM HEIGHT	9' - 0"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	18 sq. ft. (face)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Internal / External - Digital (Yes)
INSTALLATION LOCATION	Ground Mounted



Sign Type B4

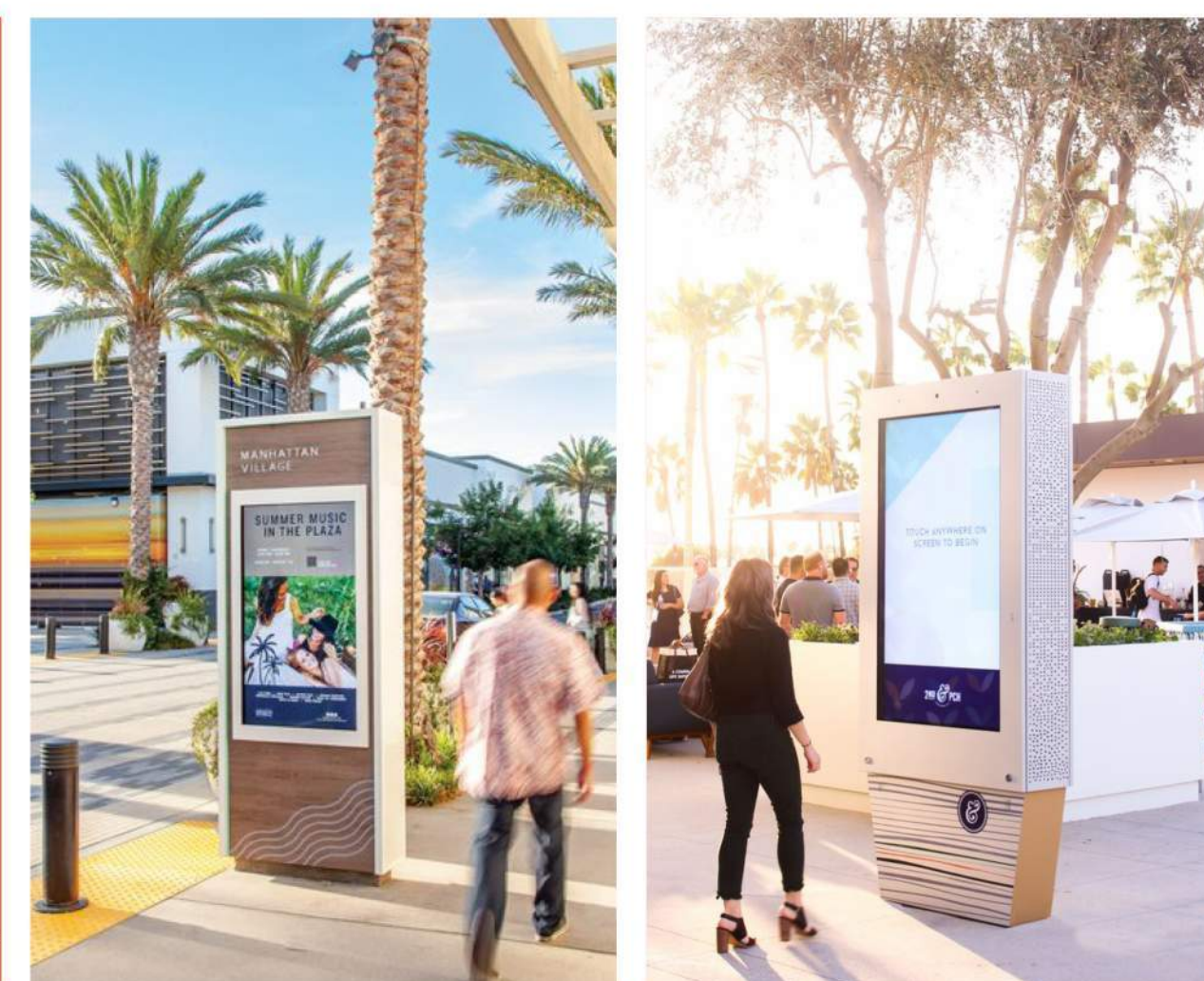
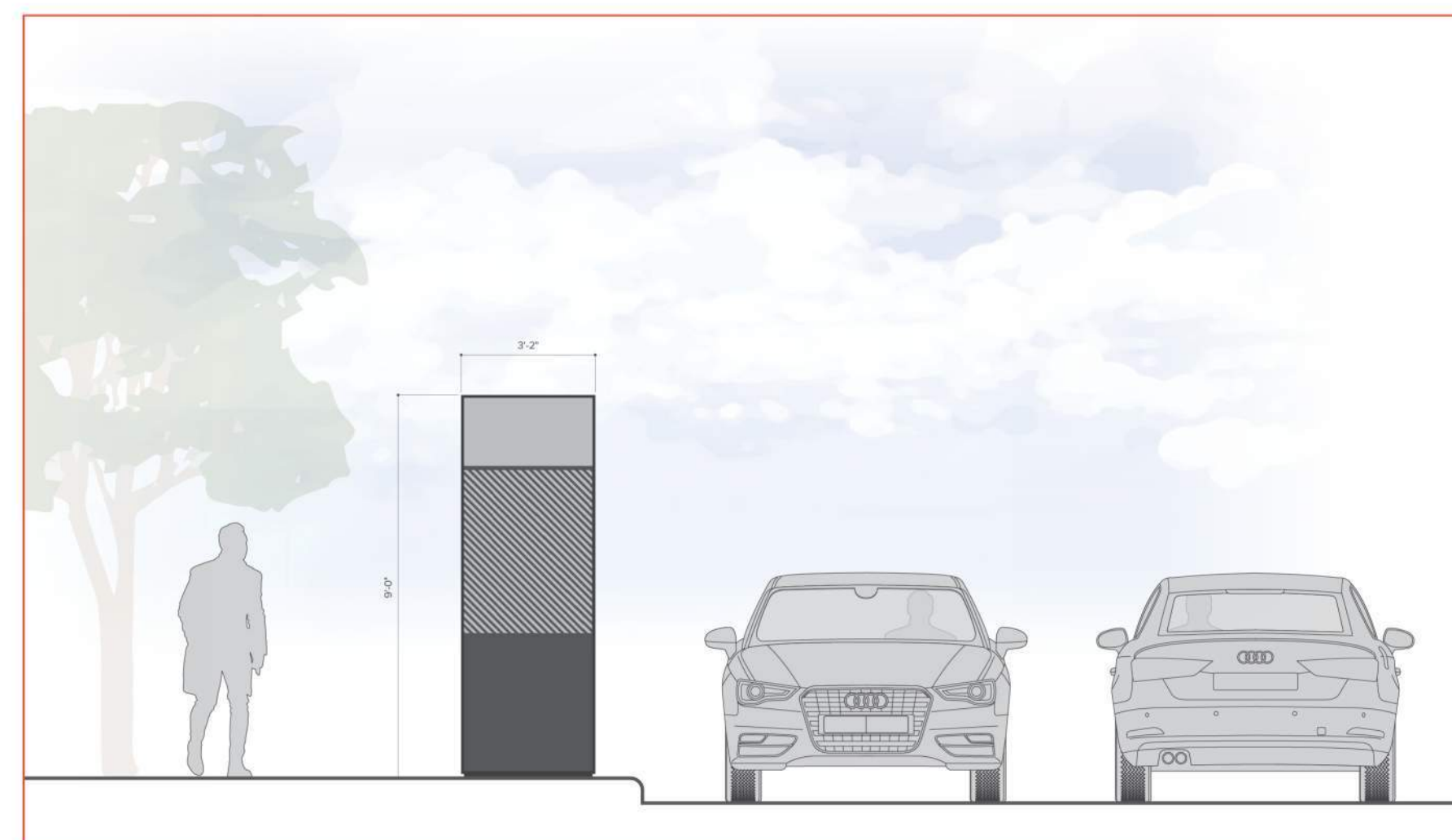
advertising / event kiosk

APPLICABLE CODE SECTIONS
Sec. 10.07.02 - Freestanding Signs (D) Reader Boards
The code permits only one freestanding sign per "lot" and only one digital sign per development. A variance may be needed.

SIGN DESCRIPTION & INFORMATION

The primary function of the advertising/event kiosk is to advertise and identify to the general public the available venues/retail/hospitality/etc tenants within the development as well as showcase upcoming events. This sign is intended to be double-sided. Digital signage may be needed pending project needs.

DISTRICT MAXIMUM HEIGHT	9' - 0"
MAXIMUM HEIGHT PER CODE	35' - 0"
DISTRICT MAXIMUM AREA	29 sq. ft. (face)
MAXIMUM AREA PER CODE	250 sq. ft. (face)
ILLUMINATION / DIGITAL	Internal / External - Digital (Yes)
INSTALLATION LOCATION	Ground Mounted



Sign Type B5

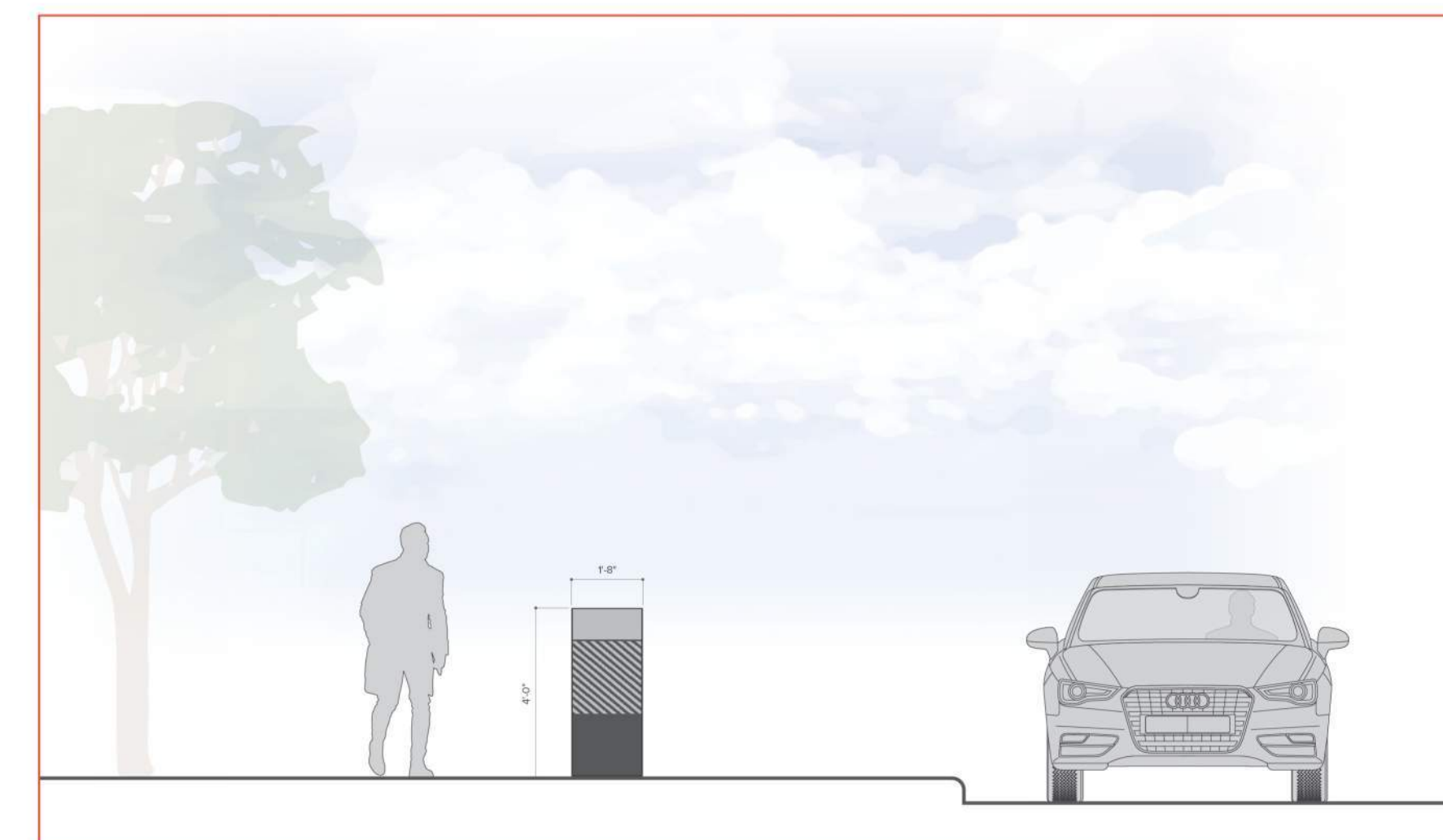
rules & regulations identity

APPLICABLE CODE SECTIONS
N/A

SIGN DESCRIPTION & INFORMATION

The primary function of the rules and regulations sign is to clearly lay out the property's rules for all guests in a concise and friendly manner.

DISTRICT MAXIMUM HEIGHT	4' - 0"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	8 sq. ft. (face)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Ambient - Digital (No)
INSTALLATION LOCATION	Ground Mounted



Sign Type P1

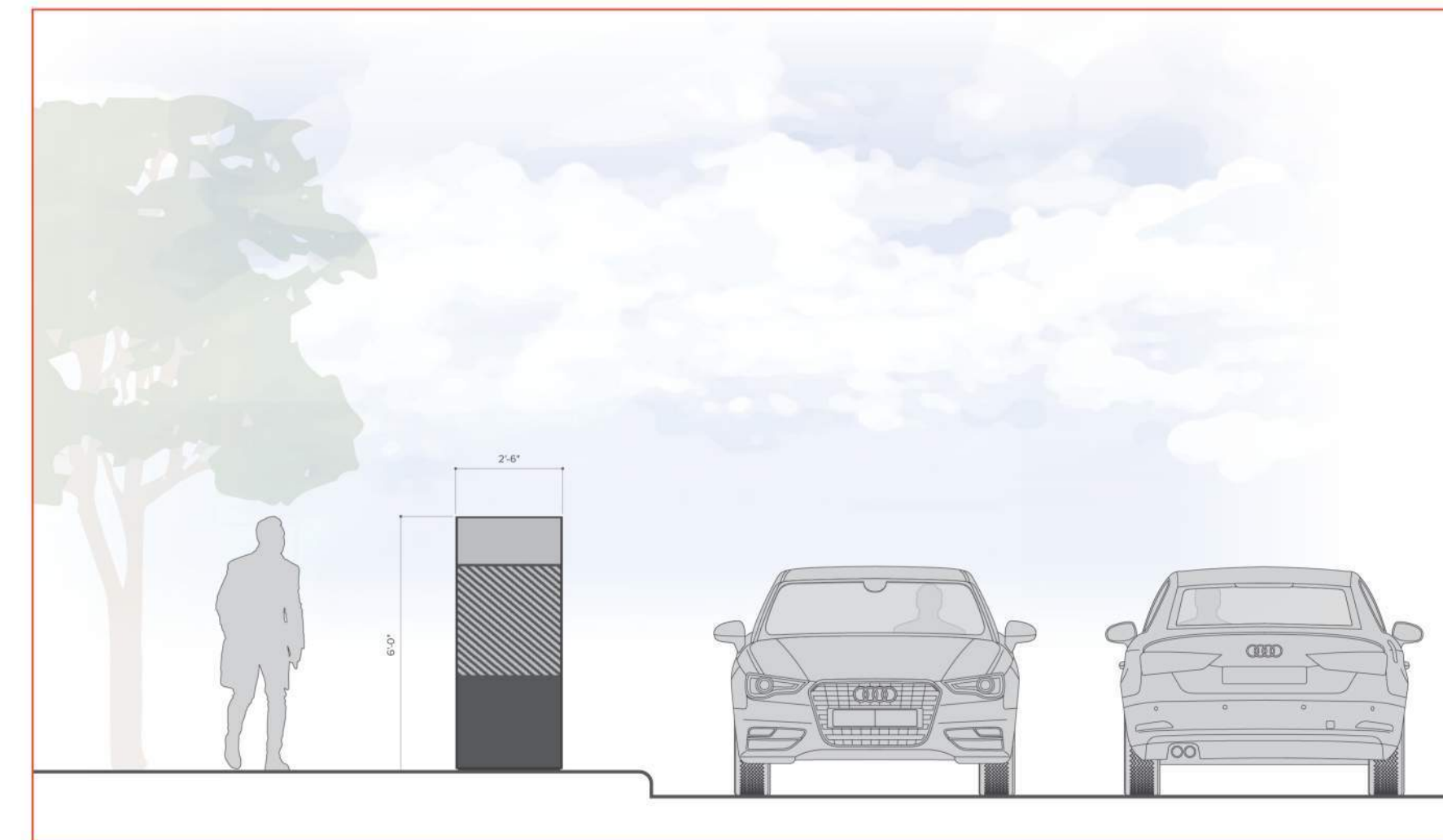
Parking Directional

APPLICABLE CODE SECTIONS
N/A

SIGN DESCRIPTION & INFORMATION

The primary function of parking directionals is to guide drivers safely and efficiently through parking lots, roadways, and large properties as well as point visitors in the right direction to their desired location. This sign is intended to be double-sided.

DISTRICT MAXIMUM HEIGHT	6' - 0"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	15 sq. ft. (face)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Internal / External - Digital (No)
INSTALLATION LOCATION	Ground Mounted



Sign Type P2

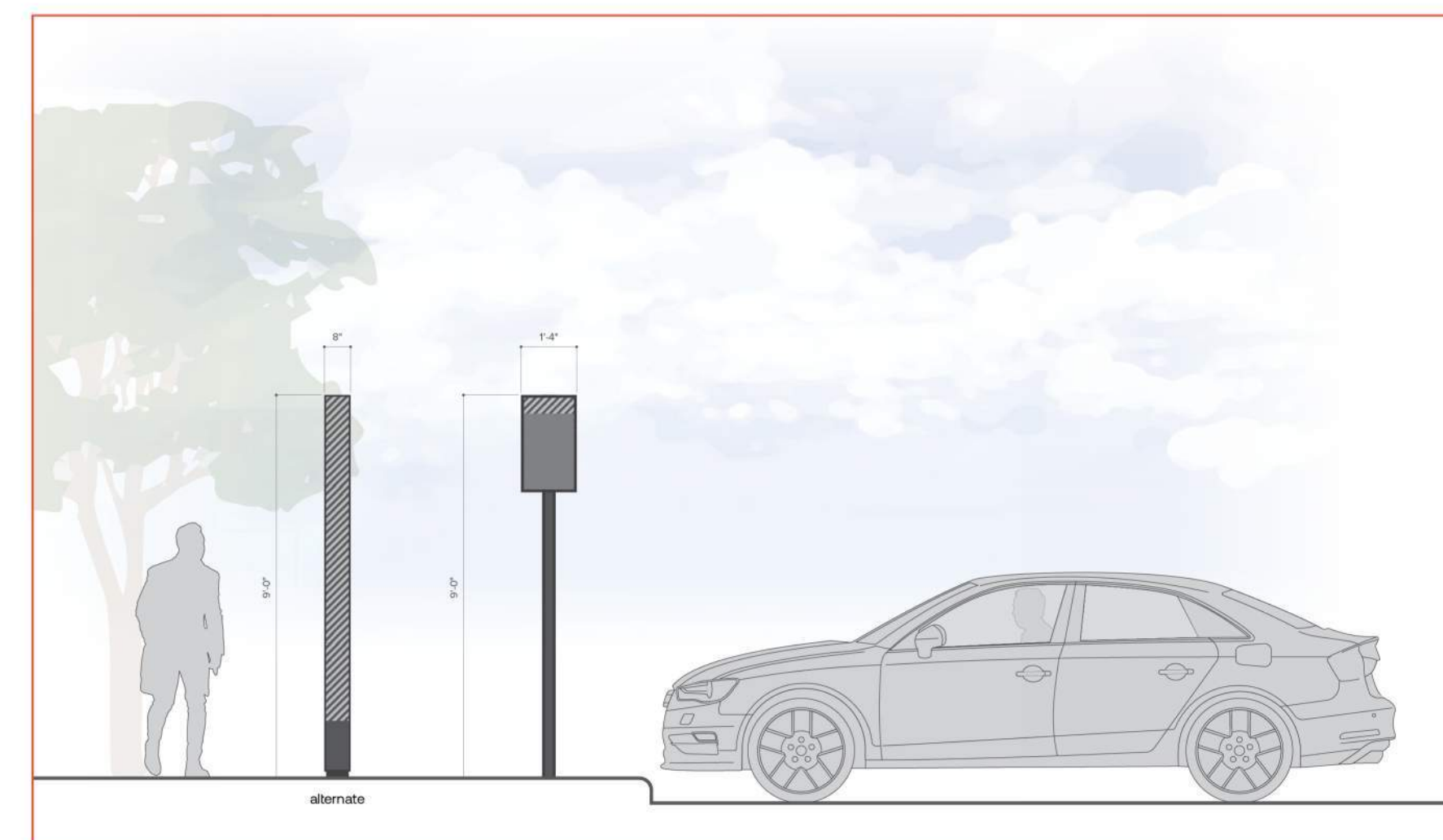
Parking Space Identity

APPLICABLE CODE SECTIONS
N/A

SIGN DESCRIPTION & INFORMATION

The primary function of parking space identities is to identify various types of parking spaces such as ADA/ Handicap spaces, loading zones, valet, rideshare, to-go parking, etc to the general public.

DISTRICT MAXIMUM HEIGHT	6' - 0"
MAXIMUM HEIGHT PER CODE	N/A
DISTRICT MAXIMUM AREA	6 sq. ft. (face)
MAXIMUM AREA PER CODE	N/A
ILLUMINATION / DIGITAL	Ambient - Digital (No)
INSTALLATION LOCATION	Ground Mounted



City of Northport
Planning and Zoning Commission – April 8, 2025
Staff Report

Case: R-4-25 & ANX-25-3 Magnolia Hills West

Applicant: Longleaf Engineering

Location: South of the Northwood Estates and Northwood Gardens subdivisions and west of the Magnolia Hills subdivision

Request: Annexation with Rezoning and Special District Plan Approval

Longleaf Engineering is requesting rezoning with Special District Plan approval for approximately 48.88 acres located south of Northwood Estates subdivision and west of Magnolia Hills subdivision. Portions of the property are currently in the city limits of Northport, with one 13.09 acre parcel currently zoned Special District (SD) and one 3.33 acre parcel currently zoned General Commercial (C-3). The remaining three parcels are located outside the Northport city limits and will be covered in the annexation case above. These parcels will come in with a zoning designation of Residential Single-Family (RS-1). The proposed development features 117 single family homes and open spaces. The proposed layout is shown in the included Special District Plan and detailed in the included narrative. The Special District Plan proposes changes from the regular requirements of the subdivision regulations. The differences identified by staff are noted in the table below:

Category	Required / Permitted	Proposed
R.O.W. Width	60'	50' for Northwood Gardens Drive and the new street proposed through Northwood Gardens Phase IV, no additional R.O.W. width for unimproved stub street to Pin Oak Trail
Stub Streets	1 connecting to Briarcliff Subdivision	None

The plan does not clearly meet the intent of community benefit requirements outlined in Section 6.03.03B of the zoning ordinance. Section 6.03.03B requires that driveways, garages, and parking areas will not dominate public views along streets. It requires that parking garages along residential blocks will be varied, set back behind the front building line, oriented away from street view, accessed from alleys, or a combination of these methods. The elevations provided in the plan have front-facing garages that are flush with the front of the houses.

The zoning ordinance requires that special districts contain 20% **usable** open space for active and passive recreation. The development as proposed contains roughly 33% open space, with only 1.13 acres (**2.31%**) of that open space showing a specified purpose or plan for community use. Proposed amenities include a pickleball court and a playground.

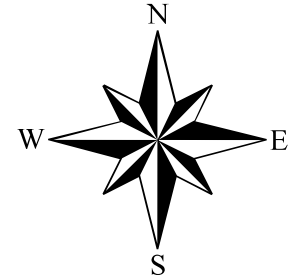
The plan does not clearly provide open spaces consistent with the requirements of Section 6.03.04 D and Table 6-5 of the zoning ordinance. 20% minimum Common Open Space is required, and drainage areas and land that are not developed due to steep terrain or other topographic limitations are excluded from the open space calculations. Common Open Space must also have qualities making it useful for passive or active recreation and must be developed to serve such purposes. Some of the area designated as open space in the plan does not meet the standards to be counted as Common Open Space. The calculations provided do not make it clear that the 20% minimum Common Open Space has been provided when the exclusions are considered.

This property lies within the priority growth areas identified in the comprehensive plan. The future land use plan contained within Northport Compass depicts this property as “High Density Residential”. The proposed development and requested zoning do not conflict with the comprehensive plan.

Any action on this item will be a recommendation to City Council. The Commission can make a recommendation for approval, approval with changes, or denial to the Council; or, with consent of the applicant, table its recommendation to allow time for further review or for the applicant to make requested changes.

City of Northport Planning Commission

Annexation Request

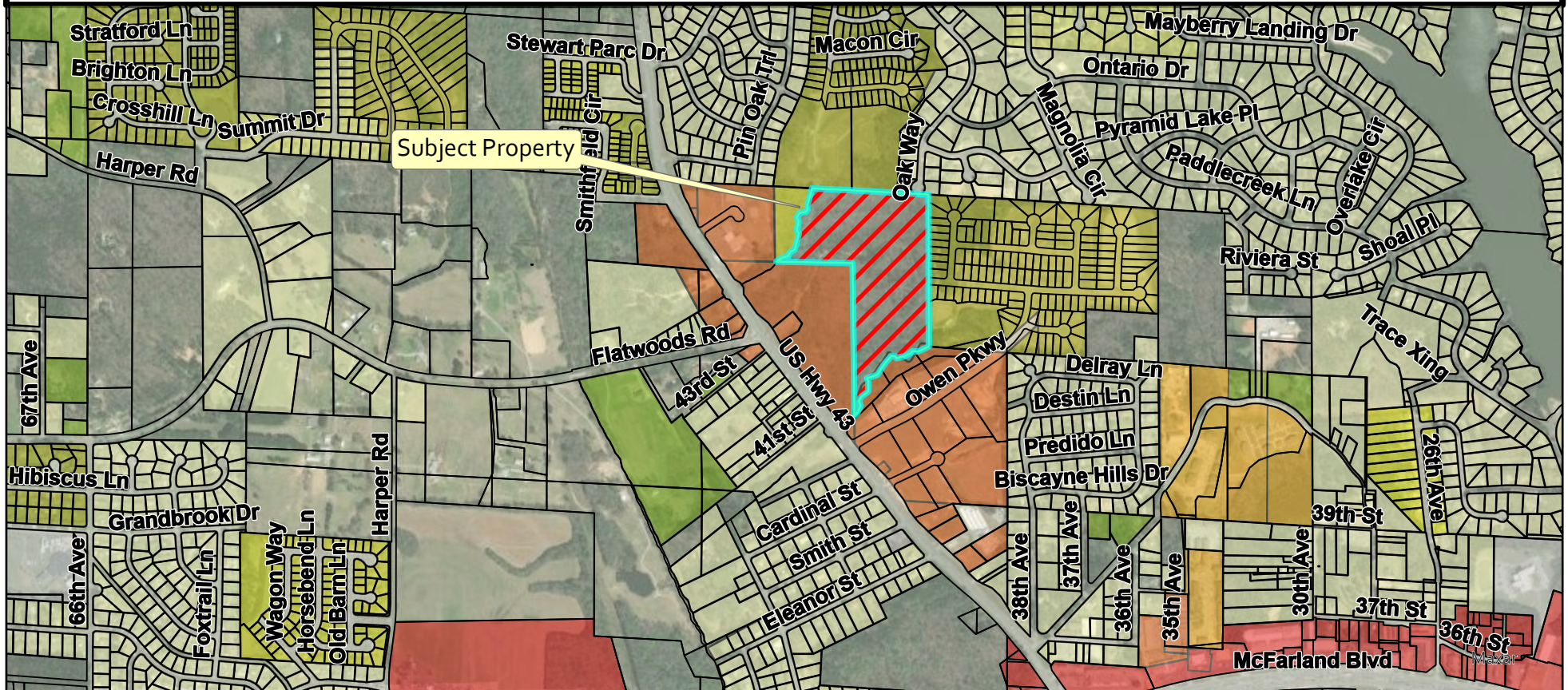
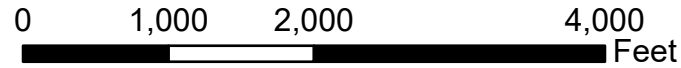


Zoning

- Agriculture
- General Commercial
- Commercial Highway
- Office and Institutional
- Residential Multi-Family

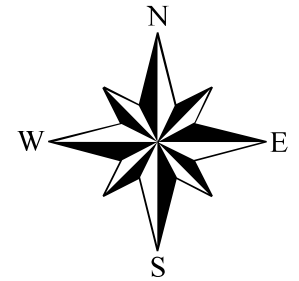
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Parcels
- Subject Property

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City of Northport Planning Commission

Annexation Request

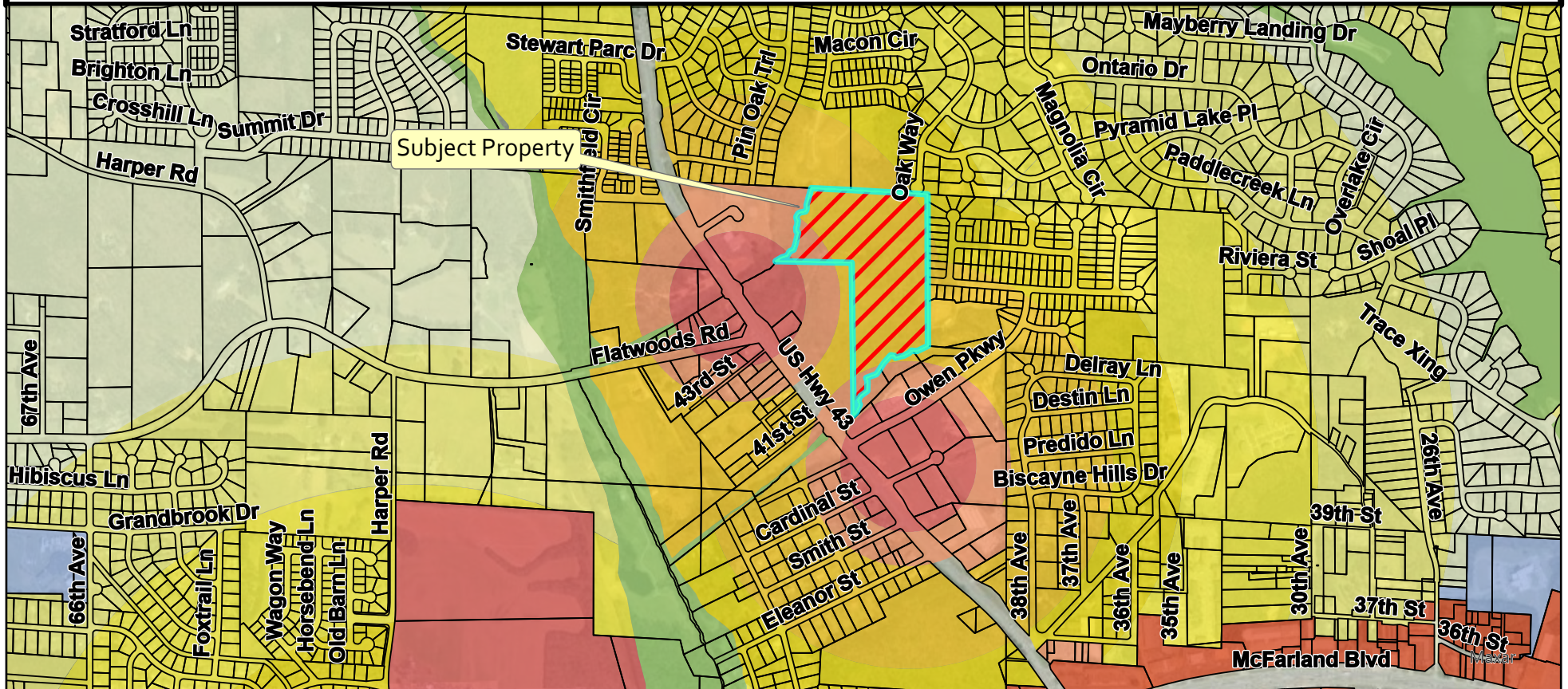
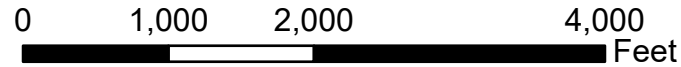


Future Land Use

- Conservation
- Conservation Floodway
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- High Density Residential

- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Institutional
- Utilities
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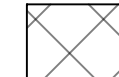

Subject property as
seen from Highway
43 N looking east.

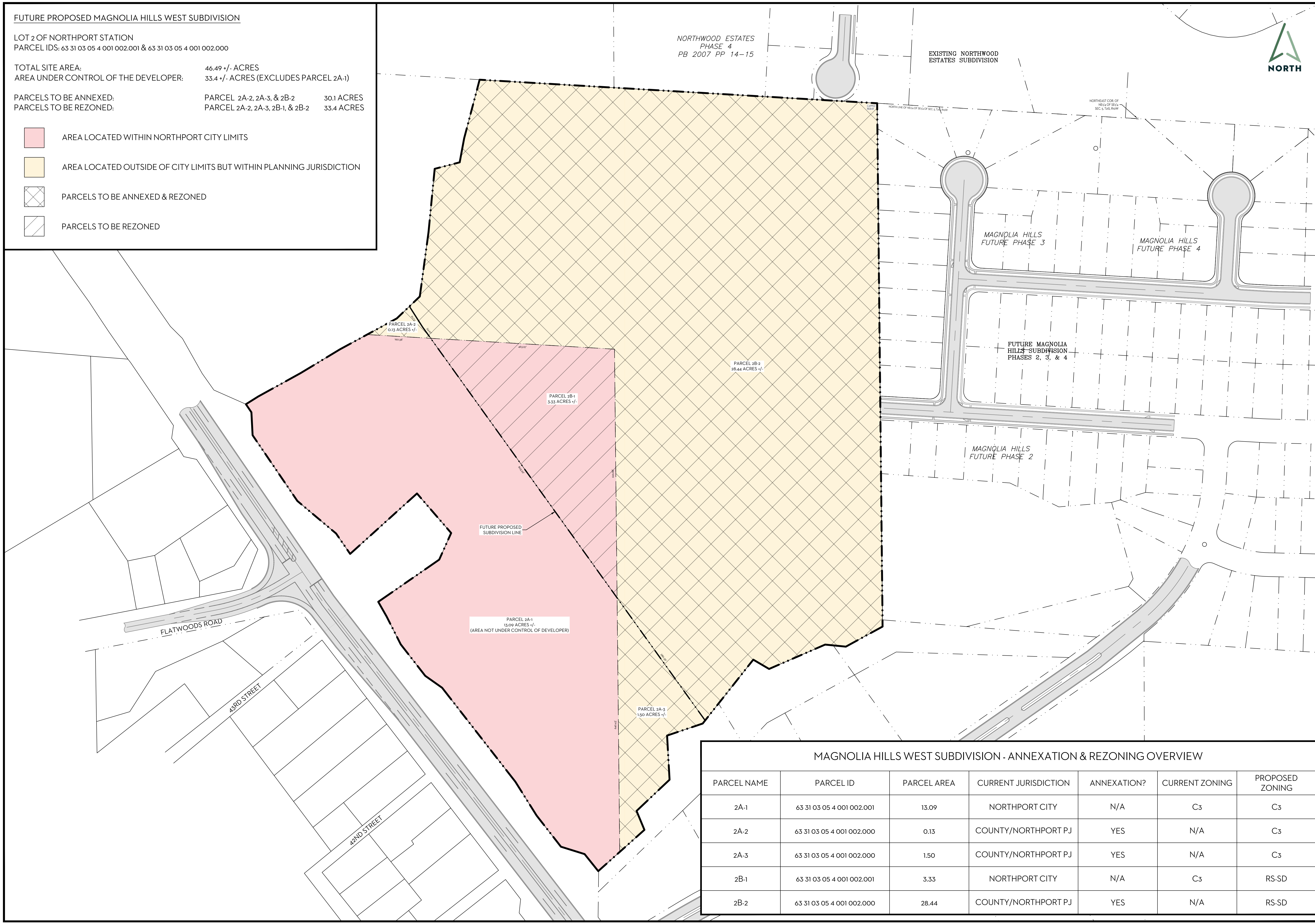
FUTURE PROPOSED MAGNOLIA HILLS WEST SUBDIVISION

LOT 2 OF NORTHPORT STATION
 PARCEL IDS: 63 31 03 05 4 001 002.001 & 63 31 03 05 4 001 002.000

TOTAL SITE AREA: 46.49 +/- ACRES
 AREA UNDER CONTROL OF THE DEVELOPER: 33.4 +/- ACRES (EXCLUDES PARCEL 2A-1)

PARCELS TO BE ANNEXED: PARCEL 2A-2, 2A-3, & 2B-2 30.1 ACRES
 PARCELS TO BE REZONED: PARCEL 2A-2, 2A-3, 2B-1, & 2B-2 33.4 ACRES

-  AREA LOCATED WITHIN NORTHPORT CITY LIMITS
-  AREA LOCATED OUTSIDE OF CITY LIMITS BUT WITHIN PLANNING JURISDICTION
-  PARCELS TO BE ANNEXED & REZONED
-  PARCELS TO BE REZONED



MAGNOLIA HILLS WEST SUBDIVISION - ANNEXATION & REZONING OVERVIEW						
PARCEL NAME	PARCEL ID	PARCEL AREA	CURRENT JURISDICTION	ANNEXATION?	CURRENT ZONING	PROPOSED ZONING
2A-1	63 31 03 05 4 001 002.001	13.09	NORTHPORT CITY	N/A	C3	C3
2A-2	63 31 03 05 4 001 002.000	0.13	COUNTY/NORTHPORT PJ	YES	N/A	C3
2A-3	63 31 03 05 4 001 002.000	1.50	COUNTY/NORTHPORT PJ	YES	N/A	C3
2B-1	63 31 03 05 4 001 002.001	3.33	NORTHPORT CITY	N/A	C3	RS-SD
2B-2	63 31 03 05 4 001 002.000	28.44	COUNTY/NORTHPORT PJ	YES	N/A	RS-SD

ANNEXATION & REZONING OVERVIEW
 MAGNOLIA HILLS WEST
 MAGNOLIA HILLS DRIVE & OAK WAY
 NORTHPORT, ALABAMA

432 65th Street, Suite A
 Tuscaloosa, Alabama 35405
 Phone (205) 345-5646



Rev	Date	Description
1	9/27/2023	Corrected Legend

Drawn By: RAD Checked By: RTS Date: 9/27/2023
 File: 23-05-031 Magnolia Hills West.dwg

GRAPHIC SCALE
 0 100
 1" = 100'
SHEET
 1 OF 1

City of Northport
Planning and Zoning Commission – April 8, 2025
Staff Report

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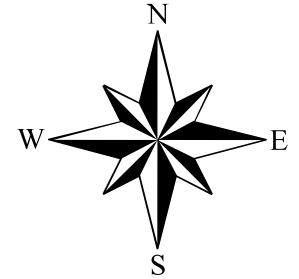
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City of Northport Planning Commission

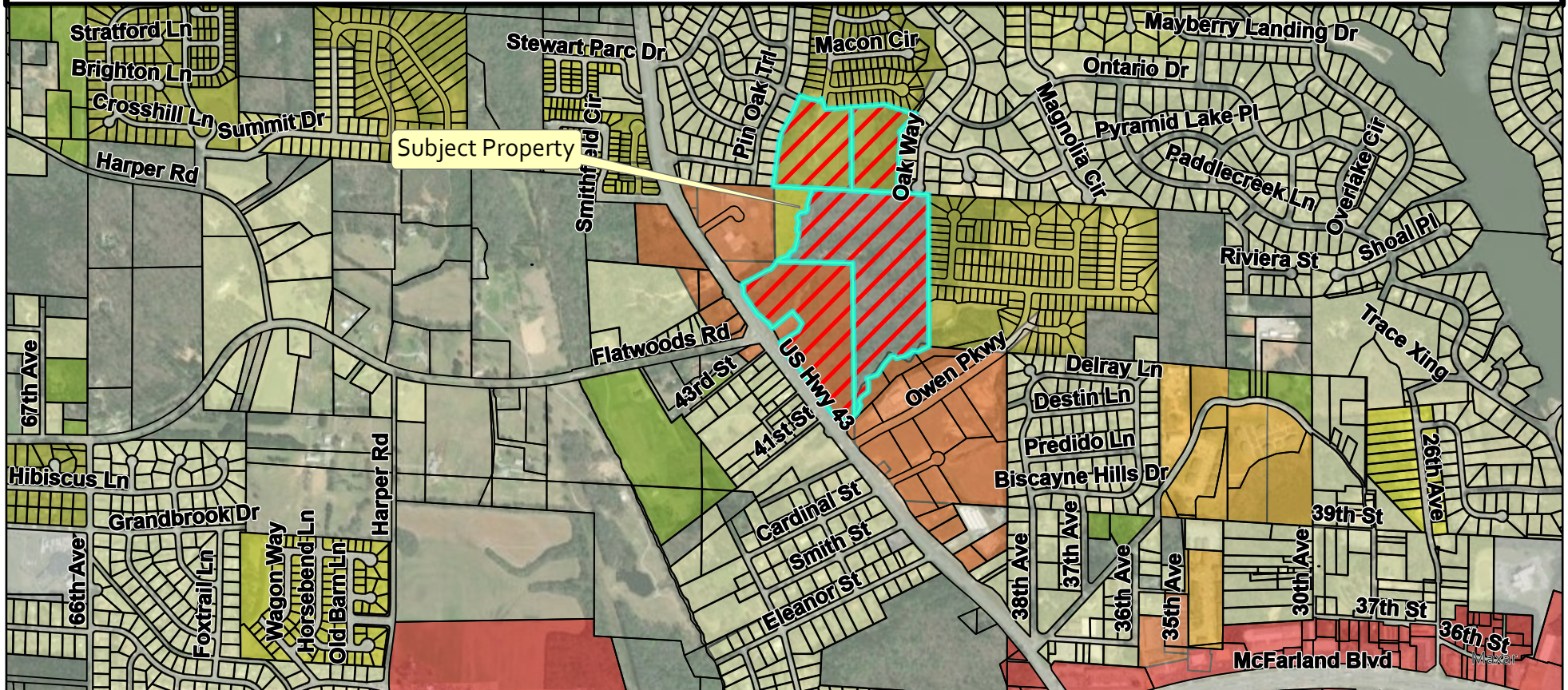
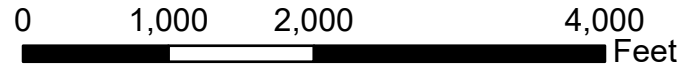
Rezoning Request



Zoning

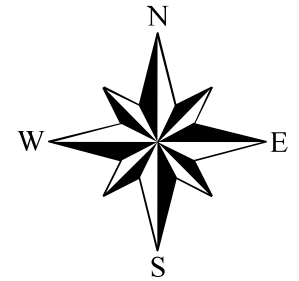
- Agriculture
- General Commercial
- Commercial Highway
- Office and Institutional
- Residential Multi-Family
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Parcels
- Parcels selection

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City of Northport Planning Commission

Rezoning Request

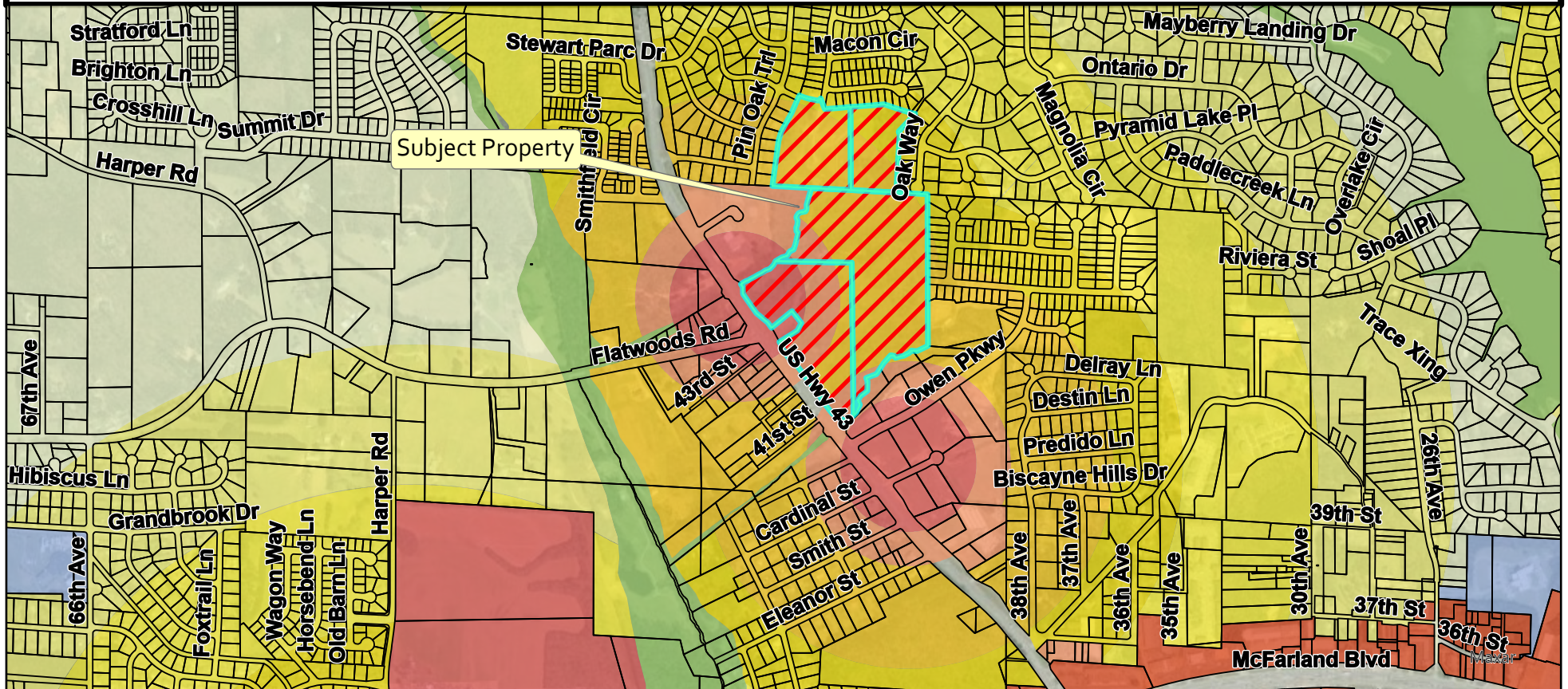
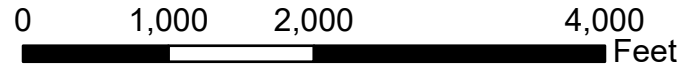


Future Land Use

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Subject property as seen from Highway 43 N looking east.

Magnolia Hills West Special District Narrative

Magnolia Hills West and Northwood Gardens Phase 4 are two proposed residential subdivisions included in the Magnolia Hills West Special District Plan located in Northport, Alabama, adjacent to the existing Northwood Gardens, Northwood Estates, and Magnolia Hills subdivisions.

The future land use map recognizes this area as high density residential; defined as “single-family development at densities that exceed 5.5 units per acre” and explains that “high density residential areas are located adjacent to commercial and mixed-use nodes, where infrastructure is robust. This land use acts as a transition between nonresidential development areas and lower density residential neighborhoods”. This special district will complement the existing subdivisions to the north and the east with relatively similar sized lots. Buffers have been provided along the northeast property lines as a transition to the larger lots in Northwood estates. A stub street has been proposed to the south for access to the future commercial area along Hwy-43. For these reasons, the special district is in alignment with the comprehensive plan for growth.

This project is a combination of the final phases of the Magnolia Hills & Northwood Gardens subdivisions. The intent of this development is to deliver quality and affordability to current and incoming citizens of the area, that will also increase neighboring values and grow commercial on Highway 43. This project is intended to be a build-to-sell subdivision.

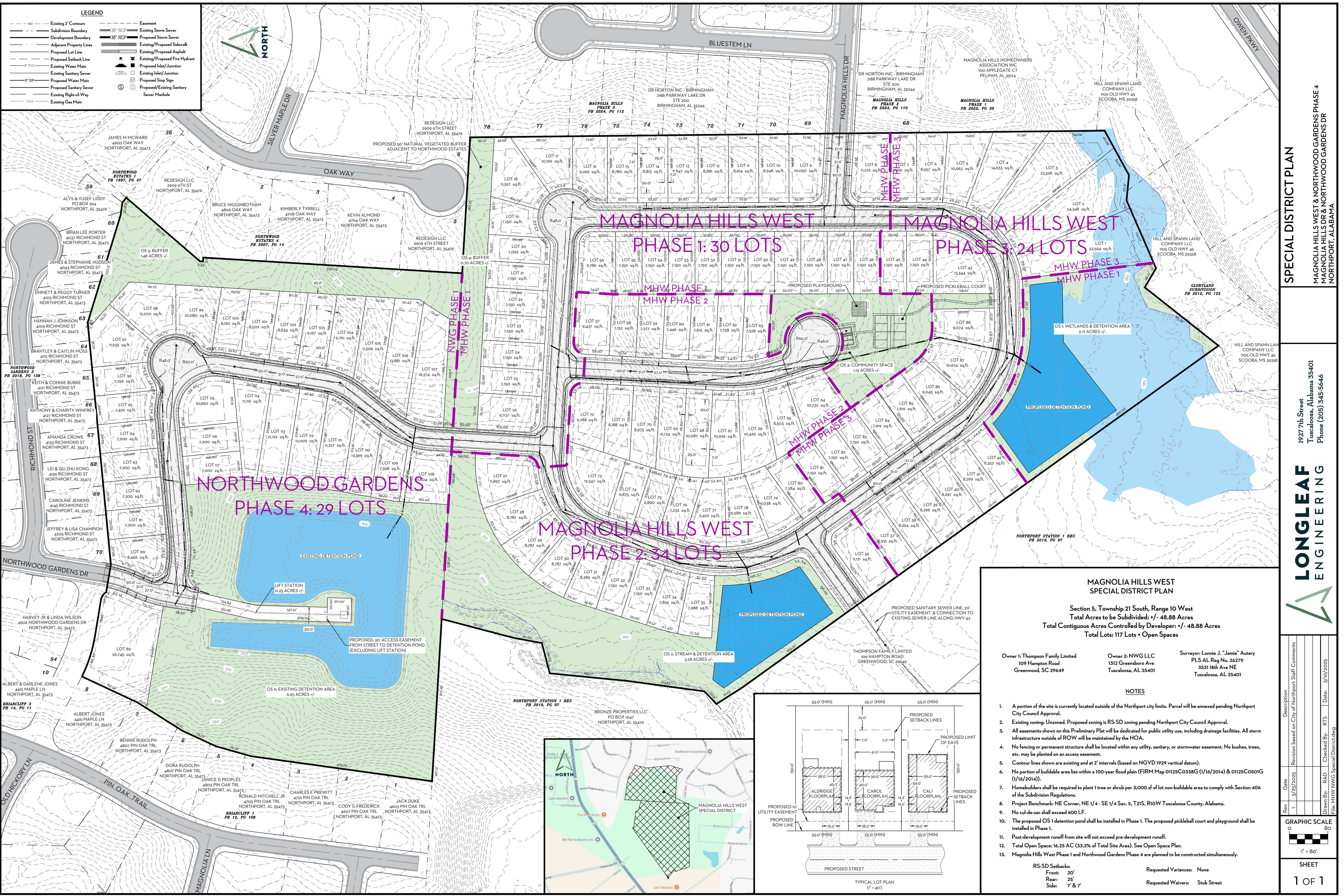
The use of a special district allows for greater flexibility in the proposed layout and the opportunity for additional open spaces and amenities- improving the quality of life of the residents. There are 117 single family homes proposed with a variety of open spaces provided throughout the entire development. Sidewalks are provided within both subdivisions and include the potential for future commercial access to the south. The proposed amenities include pickleball courts and a playground in a centralized area. Residents of both Magnolia Hills West and Northwood Gardens Phase 4 will have access to all proposed amenities and common areas. Trees will be planted lining the streets, creating a more visually appealing streetscape. Parking spaces will be provided near the main amenity area. The southern and western portions of the site include large areas of existing streams and wetlands. These areas are being preserved, and the intent is to retain the natural vegetation to the maximum extent possible. For this special district, the developer would like to request a waiver from the stub street requirement. Due to the topography of the existing right of way at Pin Oak Trail, the necessary grading and drainage improvements would extend into properties that are not under control of the developer. Therefore, a stub street to Pin Oak Trail cannot be constructed. During the previous public hearings for the Magnolia Hills West subdivision, adjacent property owners and the Planning Commission preferred no street connection be made at Oak Way. Additionally, a 50' natural vegetated buffer is proposed between the Magnolia Hills West and Northwood Estates subdivisions to serve as a transition between the two neighborhoods.

Our development plan will be completed in 3 phases, and we anticipate development to begin in mid-2026 with the last home sold in mid-2030. The intended home elevations include both fiber-cement board and masonry finishings. No vinyl siding is proposed. Single family one- and two-story homes will have 4-5 bedrooms and 2-3 baths, square footages range from 1,200 to 2,500 square feet and include two car garages with at least two additional parking spaces in the driveway. Proposed listing prices for these homes range from \$300,000 to \$400,000 and are subject to market conditions at the time they are built and sold. At this price range, the homes are priced higher per square foot than SOLD neighboring homes in the area and should increase property values. Home sales data was collected from Zillow.

Community Benefits of the Magnolia Hills West Special District (in accordance with Section 6.03.03 of the Zoning Ordinances)

1. All proposed homes will have fiber-cement board and masonry finishings. No vinyl siding is proposed. This conforms to the materials used at both Magnolia Hills and the existing phases of the Northwood Gardens subdivision.
2. The proposed garages are 20' wide, taking up less than half of the typical proposed lot. For houses with front porches, the porches will be aligned with the front yard setback and extend out further than the front of the garages. By varying the house plans and having some of the garages located behind the front setback line, the streetscape will be more visually appealing. A minimum of one tree per lot will be planted in front yards in accordance with Section 406 of the subdivision regulations. This will provide variation to the front yards and ensure that garages do not dominate public view along the streets.
3. The proposed house plans include a mix of one- and two-story homes ranging from 1,200 to 2,500 square feet. This will provide future residents a variety of home styles and sizes for all stages of life. For example, the proposed house plans include a 1,300 square foot plan that could serve as a first-time homebuyer, a 1,774 square foot plan that can serve as a "move-up" and then a 2,511 square foot plan to serve as a potential "forever home", along with plans in the "in-between".
4. A 1.13-acre community space is proposed in the center of the Magnolia Hills West subdivision. This area includes two full-sized pickleball courts, a commercial-grade playground, a parking area, and sidewalks throughout. This community space will be accessible to residents of both Magnolia Hills West and Northwood Gardens Phase 4. Sidewalks are provided throughout both subdivisions for pedestrian access. In addition to this community space, approximately 11 acres of natural/wetland areas are being proposed. These areas will preserve existing wetland and stream areas and serve as buffers to the adjacent neighborhoods. Existing vegetation will be preserved to the maximum extent possible.
5. Sidewalks are proposed within both subdivisions and connect to the existing sidewalk networks at Magnolia Hills and Northwood Gardens. Sidewalks are also proposed at the stub street to the south for pedestrian access to future commercial development. This proposed sidewalk network not only benefits this special district, but also the adjacent subdivisions.

In Northport's future land use plan, this site is designated as "high density residential" / "multifamily residential". We are presenting a medium-density residential plan that mirrors lot sizes to the east and to the north. The community benefit will be providing new, quality housing for Northport residents that is attainable. This will help spur commercial growth on Highway-43 and provide amenities for residents to enjoy and connect with their neighbors. Additionally, there is a community benefit to the Northwood Gardens Phase 1-3 residents. Currently, Northwood Gardens does not meet the city's fire code, and this new plan would provide a secondary entrance. In the case of an emergency, the Northwood Gardens residents will now have two accesses if a situation of evacuation were needed.



LEGEND

--- 180 ---	Existing 2' Contours	---	Easement
---	Subdivision Boundary	---	Existing Storm Sewer
---	Development Boundary	---	Proposed Storm Sewer
---	Adjacent Property Lines	---	Existing/Proposed Sidewalk
---	Proposed Lot Line	---	Existing/Proposed Fire Hydrant
---	Proposed Setback Line	---	Proposed Inlet/Junction
---	Existing Water Main	---	Existing Inlet/Junction
---	Existing Sanitary Sewer	---	Proposed Stop Sign
---	Proposed Water Main	---	Proposed/Existing Sanitary Sewer Manhole
---	Proposed Sanitary Sewer	---	
---	Existing Right-of-Way	---	
---	Existing Gas Main	---	

MAGNOLIA HILLS WEST SPECIAL DISTRICT PLAN

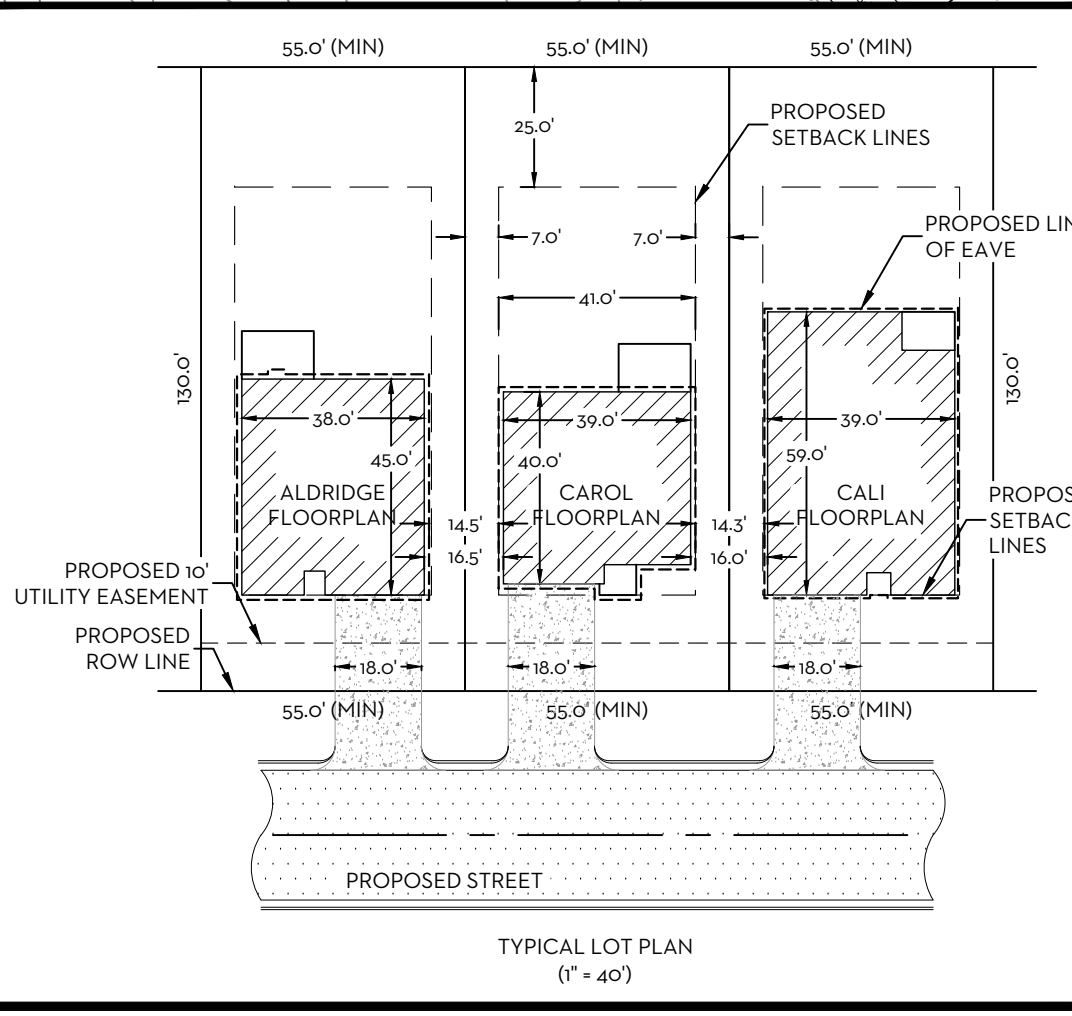
Section 5, Township 21 South, Range 10 West
 Total Acres to be Subdivided: +/- 48.88 Acres
 Total Contiguous Acres Controlled by Developer: +/- 48.88 Acres
 Total Lots: 117 Lots + Open Spaces

Owner 1: Thompson Family Limited
 109 Hampton Road
 Greenwood, SC 29649

Owner 2: NWG LLC
 1312 Greensboro Ave
 Tuscaloosa, AL 35401

Surveyor: Lonnie J. "Jamie" Autery
 PLS AL Reg No. 26279
 3531 18th Ave NE
 Tuscaloosa, AL 35401

- NOTES**
- A portion of the site is currently located outside of the Northport city limits. Parcel will be annexed pending Northport City Council Approval.
 - Existing zoning: Unzoned. Proposed zoning is RS-SD zoning pending Northport City Council Approval.
 - All easements shown on this Preliminary Plan will be dedicated for public utility use, including drainage facilities. All storm infrastructure outside of ROW will be maintained by the HOA.
 - No fencing or permanent structure shall be located within any utility, sanitary, or stormwater easement. No bushes, trees, etc. may be planted on an access easement.
 - Contour lines shown are existing and at 2' intervals (based on NGVD 1929 vertical datum).
 - No portion of buildable area lies within a 100-year flood plain (FIRM Map 01125C0338G (1/16/2014) & 01125C0501G (1/16/2014)).
 - Homebuilders shall be required to plant 1 tree or shrub per 3,000 sq ft of lot non-buildable area to comply with Section 406 of the Subdivision Regulations.
 - Project Benchmark: NE Corner, NE 1/4 - SE 1/4 Sec. 5, T21S, R10W Tuscaloosa County, Alabama.
 - No cul-de-sac shall exceed 600 LF.
 - The proposed OS 1 detention pond shall be installed in Phase 1. The proposed pickleball court and playground shall be installed in Phase 1.
 - Post-development runoff from site will not exceed pre-development runoff.
 - Total Open Spaces: 16.25 AC (33.2% of Total Site Area). See Open Space Plan.
 - Magnolia Hills West Phase 1 and Northwood Gardens Phase 4 are planned to be constructed simultaneously.
- RS-SD Setbacks:
 Front: 20'
 Rear: 25'
 Side: 7' & 7'
- Requested Variances: None
 Requested Waivers: Stub Street



SPECIAL DISTRICT PLAN

MAGNOLIA HILLS WEST & NORTHWOOD GARDENS PHASE 4
 MAGNOLIA HILLS DR & NORTHWOOD GARDENS DR
 NORTHPORT, ALABAMA

1927 7th Street
 Tuscaloosa, Alabama 35401
 Phone (205) 345-5646

LONGLEAF ENGINEERING

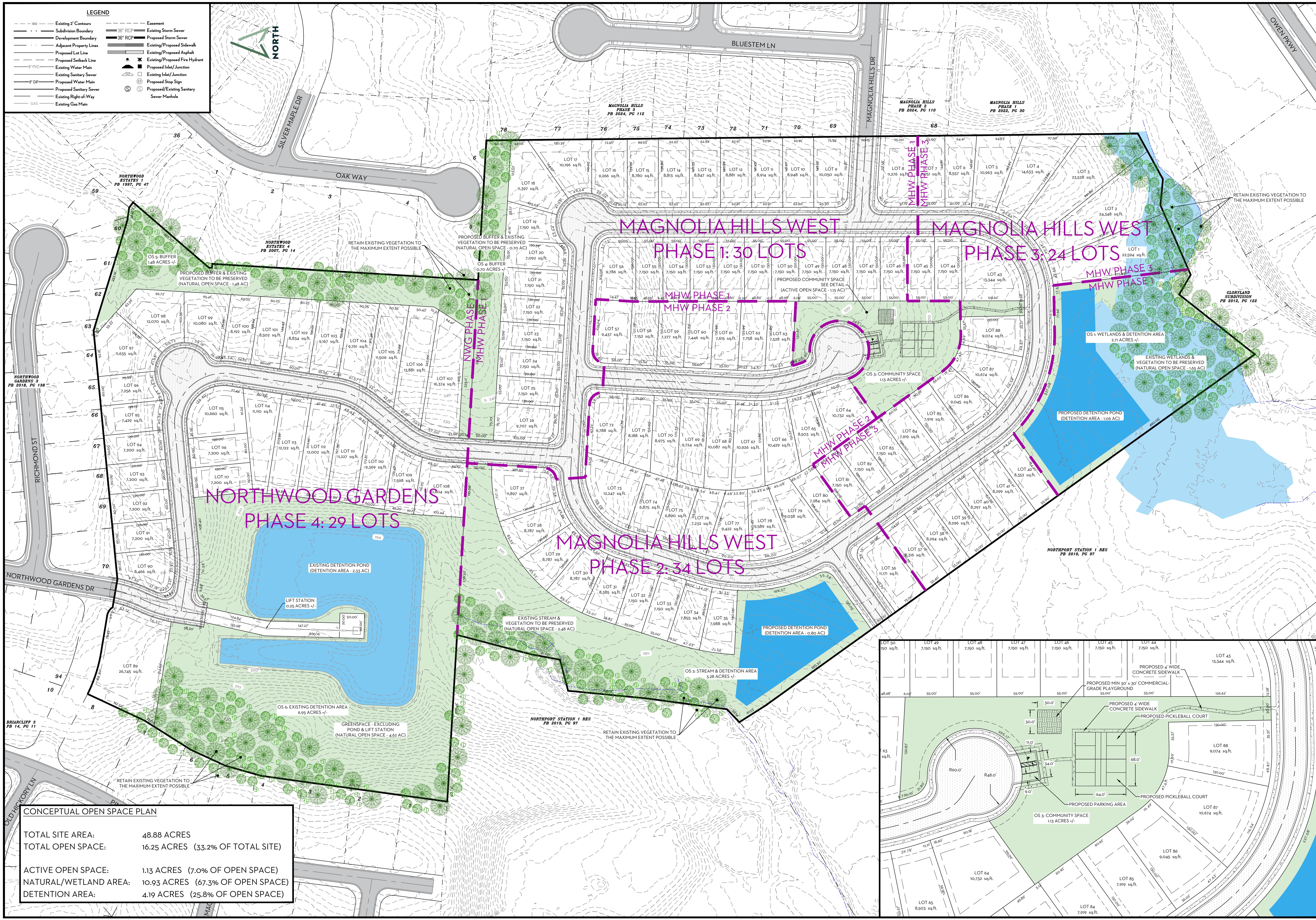
Rev.	Date	Description
1	3/25/2025	Revision based on City of Northport Staff Comments

Drawn By: RAD
 Checked By: RTS
 Date: 3/10/2025
 File: MHW NWG Special District.dwg

GRAPHIC SCALE
 0 80
 1" = 80'

SHEET
 1 OF 1

LEGEND	
--- 180 ---	Existing 2' Contours
---	Subdivision Boundary
---	Development Boundary
---	Adjacent Property Lines
---	Proposed Lot Line
---	Proposed Subback Line
---	Existing Water Main
---	Existing Sanitary Sewer
---	Proposed Water Main
---	Proposed Sanitary Sewer
---	Existing Right-of-Way
---	Existing Gas Main
---	Easement
---	Existing Storm Sewer
---	Proposed Storm Sewer
---	Existing/Proposed Sidewalk
---	Existing/Proposed Asphalt
---	Existing/Proposed Fire Hydrant
---	Proposed Inlet/Junction
---	Existing Inlet/Junction
---	Proposed Stop Sign
---	Proposed/Existing Sanitary Sewer Manhole



CONCEPTUAL OPEN SPACE PLAN	
TOTAL SITE AREA:	48.88 ACRES
TOTAL OPEN SPACE:	16.25 ACRES (33.2% OF TOTAL SITE)
ACTIVE OPEN SPACE:	1.13 ACRES (7.0% OF OPEN SPACE)
NATURAL/WETLAND AREA:	10.93 ACRES (67.3% OF OPEN SPACE)
DETENTION AREA:	4.19 ACRES (25.8% OF OPEN SPACE)

OPEN SPACE PLAN
 MAGNOLIA HILLS WEST & NORTHWOOD GARDENS PHASE 4
 MAGNOLIA HILLS DR & NORTHWOOD GARDENS DR
 NORTHPORT, ALABAMA

1927 7th Street
 Tuscaloosa, Alabama 35401
 Phone (205) 345-5646



Rev	Date	Description
1	3/25/2025	Revision based on City of Northport Staff Comments

Drawn By: RAD Checked By: RTS Date: 3/10/2025
 File: MHW-NWG-Special District.dwg

GRAPHIC SCALE
 1" = 80'

SHEET
 1 OF 1

City of Northport
Planning and Zoning Commission – April 8, 2025
Staff Report

Case: AMD-25-01

Applicant: City of Northport

Location: N/A

Request: Zoning Ordinance Update

The City of Northport is requesting an amendment to the zoning ordinance. This amendment follows a planned three-month review of the zoning ordinance rewrite adopted on December 16, 2024. These updates serve to correct errors, clean up and clarify minor issues that were discovered. The updates are highlighted in the attachment.

Any action on this item will be a recommendation to City Council.



ZONING ORDINANCE

for the City of Northport, Alabama

Adopted: December 16, 2024

ARTICLE 3 GENERAL REGULATIONS**§3.01 Introduction**

The purpose of these regulations is to allow maximum utilization of land while protecting against detrimental impacts on the environment, neighboring properties, and the public interest. This protection is provided by separating the City into various zoning districts and permitting specified land uses within each, provided that a use meets all the additional criteria specified in this Ordinance.

§3.02 Use Regulations

- 3.02.01 Uses are permitted within each district as specified in Articles 4, 5 and 6 in accordance with the following:
- A. Except as otherwise provided by law or in this Ordinance, no land may be used nor structure erected, enlarged, reconstructed, moved, or structurally altered except for a use permitted by right or approved by the Council as a Conditional Use ([§12.05](#)) or by the Board as a Special Exception ([§14.04](#)).
 - B. Certain uses identified in Articles 4, 5 and 6 are subject to “Use-Specific Regulations” in Article 7.
 - C. Uses indicated as “permitted by right” are permitted provided that all applicable requirements of State law and this Ordinance have been met.
 - D. Whether an unlisted use falls within a defined use category is determined in accordance with [§13.02 Interpretations](#). Otherwise, uses not listed in Articles 4, 5 and 6 as “permitted by right,” Conditional Uses or Special Exceptions are prohibited.
- 3.02.02 Although a use may be permitted by right or through approval of a Conditional Use or Special Exception in a particular district, no use is permissible on a parcel unless it can be located thereon in full compliance with all applicable regulations of this Ordinance.
- 3.02.03 In addition to the use regulations contained in this Ordinance, uses are subject to all performance criteria and other regulations governing yards, lot size, lot width, building area, easements, provisions of off-street parking and loading, and to such other provisions specified in this Ordinance and the laws of the State of Alabama and the regulations of the County Health Department regarding water supply and waste disposal. For premises not served by public water and/or sewage facilities, permits may not be issued until approval is obtained from the County Health Department.
- 3.02.04 Standards Applicable to Certain Uses. In addition to compliance with other regulations imposed by this Ordinance, the following standards are required of the uses enumerated below:
- A. Except as otherwise provided for group homes, no more than one family, as defined in [§2.04 Definitions](#), may occupy a dwelling unit.
 - B. If any portion of a dwelling is marketed or occupied as a separate dwelling unit, then such portion is deemed to be a second dwelling unit regardless of whether it has internal access to other portions of the dwelling.
 - C. Existing accessory dwellings in the RS, RCI, and HN Districts are permitted uses and may be improved within the existing structure, but the number and size of dwelling units in the structure may not be increased. New accessory dwellings are permitted only as provided in the district regulations. When existing accessory dwellings are improved, off-street, paved parking spaces must be provided and any required landscaping installed.

D. Limitations on Animals. See Chapter 14 of the City of Northport, Alabama Code of Ordinances.

E. Vehicle or Equipment-oriented uses: Any outside display of vehicles, equipment, or other merchandise for sale, lease, or storage shall be on a paved surface. No display of merchandise shall be allowed on the right-of-way or in any required buffer or setback.

§3.03 Area and Dimensional Requirements

3.03.01 Lots and Yards

A. Each structure, hereafter erected or altered, excluding only interior changes to an existing structure, must conform to the minimum lot area, width and yard setbacks of the applicable district.

B. No yard, open space or lot required for a building or structure may, during its life, be occupied by or counted as open space for another structure.

C. No lot may be reduced in area so that yards and other open spaces total less than the minimum area required under this Ordinance except that when a lot is reduced in dimension or total area by 20% or less by the dedication and acceptance of a portion of such lot by the City, the area of the lot prior to the dedication is used in measuring area requirements. However, the dimensions of the lot after the dedication are used in measuring setback requirements.

D. Common open spaces that are contained within their own lot are not subject to the minimum lot area requirements.

E. Except as provided for Single-frontage Corner Lots, the minimum front setback applies to all frontages of lots with frontage on more than one street.

F. The following structures may project into or be constructed in any minimum required yard as follows:

1. Awnings, canopies, roof overhangs and balconies may project up to three feet but not closer than five feet to any property line. However, wherever buildings are permitted to be built closer than five feet to a side lot line, including but not limited to townhouses and zero lot line dwellings, roof overhangs may extend closer to and may project beyond side lot lines, provided a maintenance easement is secured.

2. Terraces, steps, uncovered decks and porches, walls and similar features that extend no more than 30 inches above grade level may project into a required yard but no closer than five feet to any property line.

3. Clotheslines, driveways and their curbs, fences, walls, and hedges may be constructed in minimum yard areas, provided that their installation does not violate any other provision of this Ordinance.

G. Lot width. Lot width is measured along a straight line between the side lot lines at the front yard setback line. Where the lot fronts on a curved right-of-way, lot width is measured along an arc at the front yard setback line and parallel to the front lot line.

H. The minimum front setback may be reduced where existing buildings on the same block frontage and in the same district are set back less than the front setback of the applicable district, as follows:

1. On blocks up to 500 ft in length, the setback requirement is reduced to the average setback of all buildings along the frontage or the average setback of buildings within 100 ft on each side of the subject lot, whichever is less.

2. On blocks longer than 500 ft, the setback requirement is reduced to the average setback of buildings within 200 ft on each side of the subject lot.
 3. For corner lots, the setback requirement is reduced to the average setback of all existing buildings along the same block frontage.
 4. In no case may a building be constructed closer than five to a right-of-way line unless approved by the City Engineer.
- I. On single-family residential lots, no driveway or other paved surface may be wider than 24 ft, measured at any point, forward of the front building line.
- 3.03.02 Flag Lots. The Director identifies the front, side and rear lot lines of a flag lot for determining yard requirements, allowable locations of accessory structures, and other purposes.
- A. The front setback, unless otherwise determined by the Director, is measured from that lot line along the flag portion of the lot most parallel to and nearest the adjoining street.
 - B. The land area within the access strip does not count toward the required minimum lot size.
 - C. Flag lots may only be used for single-family residential use, and no more than one dwelling unit may be authorized on any one flag lot. Other uses may be permitted by conditional use if otherwise allowable within that zoning district.
- 3.03.03 Height of Structures. Each structure, hereafter erected or altered, may not exceed the maximum height for structures in the applicable district. However, maximum height regulations do not apply to barns, silos and other farm structures; steeples, spires, domes, chimneys, flagpoles, public utility poles, radio and television towers and aerials, cooling towers, water tanks, and industrial structures required for a permitted manufacturing process and other such structures not designed for human occupancy may exceed this height, provided they comply with all other applicable codes and ordinances.
- 3.03.04 Nothing contained in this Section may be construed to allow encroachment of any feature into a required buffer.

§3.04 Structures

- 3.04.01 Only buildings conforming to the Building Code and manufactured homes conforming to the HUD Code may be used for permanent residential occupancy. Recreational vehicles, tiny homes on wheels and similar portable structures may be permitted only for temporary residential occupancy in recreational vehicle parks and campgrounds.
- 3.04.02 Permanent structures and accessory structures may not be located within public utility or drainage easements.
- 3.04.03 No structure may be moved from one development site to another unless such structure complies, at the new location, with all applicable provisions of this Ordinance.
- 3.04.04 Accessory Uses and Structures
- A. Authorization
 1. Except as otherwise expressly provided or limited by this Ordinance, accessory structures and uses are permitted in any zoning district in connection with any principal use lawfully existing or permitted within such district. Any question of whether a particular use is permitted as an accessory use is determined by the Director.

2. No accessory use or structure may be established or constructed unless a building permit, evidencing the compliance of such use or structure with all applicable provision of this Ordinance and all other City regulations, has first been issued in accordance with [§12.06 Building Permit, Certificate of Occupancy](#).
3. No accessory structure or use may be constructed or established on any lot prior to substantial completion of the principal structure. This does not apply to agriculture-related structures in the AG District.

B. Size, Lot Coverage and Placement

1. The principal use or structure, together with any accessory use or structure, may not jointly exceed applicable, ISR nor exterior storage limitations.
2. On residential lots, accessory structures may not exceed the height of the principal residential building nor 25 ft in height, whichever is less, except as provided for antennas in [§3.04.04.F](#). If taller than 15 ft, they must be set back one additional foot from side and rear lot lines for each two feet in height above 15 ft.
3. On residential lots, the total floor area of all accessory structures may not exceed 50% of the floor area of the principal structure. This includes open carports, gazebos and greenhouses, but not swimming pools. This does not apply to lots of three acres or larger in the AG District.
4. Accessory structures may not be located within any required front yard or within a required buffer. However, freestanding gazebos, arbors, trellises and similar open structures other than antennae that are no larger than 50 sf in area are permitted in required front yards provided they are set back at least ten feet from the nearest front lot line.
5. Except as provided for open structures in Paragraph 4 above, accessory structures serving residential uses must be set back at least ten feet behind the front building line.
6. Accessory structures serving nonresidential uses must comply with the yard setbacks required of principal structures in the applicable district.
7. Accessory structures may not be closer than ten feet to a principal structure nor five feet to any other accessory structure. If attached to another structure by means of fully enclosed habitable area, the two structures are considered one.

C. Number of Structures in Rear Yard. Within the rear yard of residential lots, the maximum number of accessory structures, other than swimming pools, is permitted as follows:

- a. Established rear yard of 1,500 sf or less: one accessory structure
- b. Established rear yard of 1,501-4,000 sf: two accessory structures
- c. Established rear yard of 4,001-10,000 sf: three accessory structures
- d. Established rear yard of more than 10,000 sf: four accessory structures.

D. Design

1. **Enclosed** accessory structures must be constructed of materials compatible with those of the principal structure. At least one exterior material used in the design of the accessory structure must be the same type and similar color as that used on the principal structure. Trim material alone does not satisfy this requirement. **Open accessory structures are only permitted for pavilions and similar uses.**

Table 4-2 Area and Dimensional Requirements Residential Districts

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Yard Setback				Maximum ISR	Maximum Building Height
			Front or Primary Front ¹	Secondary Front ¹	Rear	Side		
RS-1	15,000 sf	95 ft	40 ft	25 ft	50 ft	14 ft	0.40	35 ft
RS-2	12,000 sf	85 ft	35 ft	25 ft	35 ft	12 ft	0.40	35 ft
RS-3	9,000 sf	75 ft	30 ft	20 ft	35 ft	10 ft	0.45	35 ft
RM ^{2, 3}	6,000 sf	60 ft	20 ft	15 ft	20 ft	7 ft	0.50	35 ft

- 1 The front or primary front setback applies on both frontages of dual-frontage corner lots. Secondary front setbacks apply to single-frontage corner lots only.
- 2 Common open space is required for developments containing lots of 9,000 sf or less in area subject to [§4.05](#) Open Space Requirements for High Density Residential Developments.
- 3 Applies only to detached single-family dwellings, lots in manufactured home subdivisions and any permitted nonresidential uses. For other permitted dwelling types, refer to the standards in [Article 7 Detailed Use Regulations](#).

Table 4-3 Performance Residential General Requirements

Housing Type	Subdivision Plat Required	Buildable Area On Plat	Site Plan Required, see §12.04	Common Open Space Required
Single-family dwellings, detached ¹	X			See §4.05
Cottage Development (subdivision)	X	X	X	
Cottage Development (on one lot)		X	X	
Zero Lot Line dwellings	X	X	X	
Townhouse	X	X	X	
Twin House	X	X	X	
Duplex	X		X	
Multifamily Development			X	
Manufactured Home Park		X	X	
Manufactured Home Subdivision	X	X	X	

1 For single-family detached uses, only one dwelling unit is permitted per lot.

ARTICLE 5 NONRESIDENTIAL DISTRICTS**§5.01 General Provisions**

- 5.01.01 All uses must comply with the use regulations in [Table 5-1](#), the area and dimensional requirements in [Table 5-2](#) and any applicable requirements for specific uses indicated in [Table 5-1](#).
- 5.01.02 Retail displays outside of a structure must be set back at least 20 ft from the nearest point of a public right-of-way.
- 5.01.03 Material Standards. Metal and vinyl siding are prohibited on all facades visible from any public street except under the following conditions:
1. Metal siding is allowed in M-1 or M-2 Districts under the following conditions:
 - a. A minimum base of four feet or 30% of wall height, whichever is greater, of brick, stone, split face block, or other durable material (not smooth finish concrete masonry units or smooth concrete) must be located on street facades; if a multi-story building, the first story must meet this material requirement
 - b. No exterior wall plane facing a public street may exceed 30 ft without articulation, such as but not limited to, recesses, projections, material changes, pilasters, columns/posts, roofline or cornice line changes, projecting bays, porches, or fenestration. Change in color alone is not sufficient to meet this requirement.
 - c. If the premises is adjacent to a residential district, the front or main façade may not have any metal siding. However, architectural metal panels are allowed.
 2. Architectural metal panels are allowed in C-2, C-3, or C-6 Districts under the following conditions:
 - a. A minimum base of four feet or 30% of wall height, whichever is greater, of brick, stone, split face block, or other durable material other than smooth finish concrete masonry units or concrete, must be located on all street facades; if a multi-story building, the first story must meet this material requirement
 - b. No exterior wall plane visible from a public street may exceed 30 ft without articulation, including recesses, projections, material changes, pilasters, columns/posts, roofline or cornice line changes, porches, or fenestration. Change in color alone is not sufficient to meet this requirement.

§5.02 Neighborhood Commercial Districts (C-2)

The District is intended to provide areas that offer convenient access to goods and services from existing and developing residential areas, lessening the need for longer vehicular trips by residents and promoting walkability.

§5.03 General Commercial District (C-3)

The District is intended to provide areas for general retail sales, personal and professional services, and other compatible commercial activities serving a citywide customer base.

approval expire or be voided, any newly submitted Special District Plan must conform to the regulations in effect at the time of the new submittal.

3. Since the Special District Plan is an essential element of the rezoning itself, the Zoning Board of Adjustments should not grant variances or special exceptions that would have the effect of amending an approved Special District Plan, as such action would constitute rezoning.
4. All provisions of the Zoning Ordinance and Subdivision Regulations apply except where specifically addressed in this Section or within the approved Special District Plan. Unless specific variations are noted in the Special District Plan **and Narrative** and approved by the Council, the most restrictive requirements for parking, loading, yards, signage, landscaping and dimensional regulations applicable to the development under this Ordinance apply.

6.03.03 General Requirements

- A. Minimum area. Each planned development must contain at least ten acres of contiguous land. A smaller land area may be permitted provided evidence that:
 1. the project is consistent with the developmental goals of the Comprehensive Plan for the particular location;
 2. the minimum acreage requirement is impractical due to ownership, existing development patterns and similar constraints;
 3. the design concept fully integrates the development into the surrounding neighborhood or business area;
 4. the arrangement of uses, buildings, streets, parking, open spaces and amenities could not be reproduced on the site under conventional zoning regulations.
- B. Community benefits. The applicant must demonstrate that, in exchange for the flexibility conferred by SD designation, the development will feature the following benefits:
 1. All buildings will feature quality, durable materials.
 2. Driveways, garages and parking areas will not dominate public views along streets. Parking garages along residential blocks will be varied, set back behind the front building line, oriented away from street view, accessed from alleys, or a combination of these methods.
 3. Residential developments will feature a range of housing types and sizes appropriate to different stages in life.
 4. Usable open spaces will be provided in accessible locations throughout the development. A greater amount of common open space will be provided in more intensively developed portions of the development.
 5. Paths will be provided to enable the safe movement of residents, on foot or bike, throughout the development and to adjoining neighborhoods and community destinations.
- C. Where a planned development requires subdivision for single-family dwellings lots to be held under individual ownership, a plat of the development must be approved and recorded in accordance with the Subdivision Regulations.
- D. The proposed development must be designed to produce an environment of stable and desirable character not out of harmony with its surrounding neighborhood.

development meets the purpose of this Ordinance and SD Zoning. See Appendix A-3 for submittal requirements. Where referred to herein, the Special District Plan includes all plans, maps, illustrations and written materials required to be submitted.

C. Commission, Council Action

1. The Commission reviews the proposed development for conformity with the Comprehensive Plan and the intent of this §6.03 employing recognized principles of design and land use planning. The Commission will make a recommendation for approval, approval with changes, or denial to the Council; or, with consent of the applicant, table its recommendation to allow time for further review or for the applicant to make requested changes.
2. After the Commission has held a public hearing and made its recommendation, no substantive changes may be made to the Special District Plan to be presented to the Council other than those made to comply with Commission recommendations. Additional information may be submitted provided such does not represent an alteration of the proposed plan.
3. Upon receipt of the Commission's recommendation, the Council will conduct a public hearing on the rezoning request. Zoning approval by the Council establishes the zoning standards for the development, including but not limited to the maximum density, maximum number of dwelling units, quantities of common open space and amenities, and uses in each subdistrict and phase, as shown in the Special District Plan.
4. The applicant has 180 days from zoning approval to submit the site plan or preliminary plat, whichever is applicable, for review and approval. Upon the applicant's request, the Director may extend this time period by 60 days. If not submitted within this period, the City may take action to void the SD zoning and rezone, as appropriate.
5. The planned development must conform to the density and uses approved with the SD rezoning and must incorporate any modifications required as conditions by the Council. How such conditions are to be addressed must be clearly indicated in the proposed site plan or preliminary plat, whichever is applicable.
6. If, within two years from the effective date of Council approval of the SD zoning, construction has not commenced, the Council may take action to void the SD zoning and rezone the tract, as appropriate.

D. Changes and Amendments. Approval of changes must be in accordance with Table 6-7. Any deviation from the Special District Plan in conflict with these limits constitutes a violation of this Ordinance. Any change not specifically listed in Table 6-7 constitutes a significant change and must be submitted using the same procedure as a new Special District Plan. Preliminary plats and site plans are evaluated by the Director for consistency with the approved Special District Plan. Minor changes in layout that are consistent with the intent of the approved plan, as determined by the Director, do not require amendment of the Special District Plan. **Any request to amend a Special District Plan must be accompanied by a narrative explaining all changes from the previously approved plan.**

Table 6-8 Permitted Uses, Downtown Districts

P – Permitted by Right	C – Conditional Use, see §12.05	SE – Special Exception, see §14.04	A blank cell indicates the use is prohibited			
Nonresidential Uses	UMX	LMX	HDC	RCI	SMX	HN
Ambulance service, subject to §7.04					P	
Artisanal manufacturing	C	C	C	C	C	
Bank or Financial services, excluding Alternative Financial Services	P	P	P	P		
Bar	P	P	C		P	
Bed and Breakfast	C	C		C	C	C
Brewpub	P		P		P	
Business or Professional office	P	P	P	P	P	
Business support service	P	P			P	
Cemetery						C
Commercial school, fully enclosed	P		P	P	P	
Commissary	P	P	C		P	
Communication tower, subject to §7.06					C	
Cottage developments, subject to §7.10				P		
Day care center	P	P	P	P	P	
Dry cleaning pick-up/drop-off business	P	P	P		P	
Entertainment, Indoor	P	P	P	C	P	
Entertainment, Outdoor	C				C	
Extended care facility				P	P	
Garden center or Nursery	C				P	
General retail, Enclosed	P	P	P	P	P	
Home occupation, subject to §7.21	P	P	P	P	P	P
Hotel	P	P	P		P	
Institutional uses, Major, subject to §7.24	C	C	C	P	C	
Institutional uses, Minor	P	P	P	P	P	
Package Store	C		C		C	
Parking, Freestanding	P	P	P	C	P	
Parking, Structured (also refer to district regulations)	P	P	P	P	P	
Passenger terminal	C				C	
Personal services	P	P	P	P	P	
Public facility	P	P	P	P	P	P
Public utility facility, Minor	C	C			C	C
Recreation, Indoor	P	P	P	P	P	
Recreation, Outdoor	C				C	
Recycling center, subject to §7.36	C				C	
Repair services, subject to §7.37					P	
Restaurant-bar	P	P	P		P	
Restaurant, Standard	P	P	P	P	P	
Restaurant, Take-out or delivery only	P	P	P		P	
Short-term rental, subject to §7.40	P	P	P	P	P	P
Studio (dancing, music, art)	P	P	P	P	P	
Veterinary office, Pet grooming, no outdoor pens, subject to §7.48	C	C		P	C	

Table 6-8 Permitted Uses, Downtown Districts

P – Permitted by Right	C – Conditional Use, see §12.05	SE – Special Exception, see §14.04	A blank cell indicates the use is prohibited					
Residential Uses			UMX	LMX	HDC	RCI	SMX	HN
Accessory dwellings, subject to §7.02						SE		
Caretaker dwelling, subject to §6.05.03.A.2			C	C		C	C	
Duplex, subject to §7.12						P		P
Single-family dwelling, detached						P		P
Townhouses, subject to §7.45				C		C	C	
Upper-story dwellings			P	P	P	P	P	

Table 6-9 Area and Dimensional Requirements, Downtown Districts

District	Building Setbacks				Building Frontage ¹	Minimum Lot Size		Maximum Height of Structures	Min. Nonresidential Ground Floor Height ²
	Front (min.)	Front (max.)	Side (min.)	Rear (min.)		Width	Area		
UMX	0 ft	10 ft	n/a	5 ft	75%	n/a	2,000 sf	60 ft ^{3,4,5}	15 ft
LMX	0 ft	10 ft	n/a	5 ft	75%	n/a	2,000 sf	45 ft ^{4,5}	15 ft
HDC	0 ft	10 ft	n/a	5 ft	75%	n/a	2,000 sf	40 ft ^{4,5}	15 ft
SMX	15 ft	n/a	10 ft	5 ft	n/a	n/a	2,000 sf	40 ft ^{4,5}	15 ft
RCI	20 ft	n/a	5 ft	5 ft	n/a	50 ft	5,000 sf ⁶	30 ft (flat roof) 35 ft (pitched roof)	n/a
HN	20 ft	40 ft	5 ft	5 ft	n/a	50 ft	5,000 sf ⁶	2 stories or 35 ft	n/a

1 Minimum percentage of the lot width, within the area defined by the minimum and maximum front yard setbacks, that must be enclosed by the principal building.

2 Measured between finished floor elevations of ground floor and second floor. **Where a minimum height is listed, ground floor residential is prohibited.**

3 Between Main Avenue and the railroad, buildings may not exceed 75% of the height of the railroad tracks, as measured from the average elevation along the property line adjacent to the railroad right-of-way.

4 Hotels are permitted a maximum height of 75 ft.

5 Additional height may be considered through conditional use request, see [§12.05](#).

6 Applies to detached single-family dwellings only.

3. an existing manufactured home park replaces, cumulatively within a five-year period, 10 homes or 50% of the homes, whichever is more restrictive.
- B. Storm shelter must have a minimum floor area of seven sf for each home stand and be located no more than 1,320 linear feet from the furthest home stand in the park.
- C. Shelters must be designed and constructed in conformance with State of Alabama Emergency Management Agency standards and installed as approved by the Building Official. Shelters must meet all applicable requirements of the Americans with Disabilities Act and, if located within a floodplain, must meet all FEMA requirements.
- D. The park operator is responsible for making the storm shelter accessible and usable in times of need. Storm shelters may not be used for storage purposes if such storage reduces the minimum floor area required herein.

§7.29 Mines and Quarries

- 7.29.01 Minimum parcel size is 100 acres.
- 7.29.02 A 300-foot buffer zone must be established around the perimeter of the property, in which the natural or existing vegetation must be maintained or improved. No digging, dredging, blasting, storage of tailings, or other mining-related activities is allowed within the 300-foot buffer. Where no natural vegetation exists, plantings and other buffer improvements must be provided in accordance with [§9.05 Buffers](#).
- 7.29.03 No structures, vehicles, equipment, or parking areas may be located within 100 ft of a property line.

§7.30 Mini-Warehouses and Self-Storage

- 7.30.01 Requirements applicable to Mini-warehouse and Climate Controlled Self-Storage
 - A. No storage bay or unit may be used as a place of business or any use other than storage. No storage bay or unit may contain plumbing nor more than one electrical outlet.
- 7.30.02 Requirements applicable to Mini-warehouses only
 - A. No business license may be approved for that portion of the property containing the mini-warehouse other than for the mini-warehouse use. Where an applicant proposes additional uses on the same development site, the mini-warehouse use must be physically separated from all other uses. Conditional use approval of the mini-warehouse, if applicable, will be assigned to a specific portion of the site, established by an internal boundary shown on the site plan.
 - B. The mini-warehouse facility must be surrounded by a fence at least six feet in height and that restricts access to the site. An opaque wall or fence, subject to [§9.07 Design Standards for Required Fences](#), may be required as part of Conditional Use approval, if applicable.
- 7.30.03 Requirements applicable to Climate-Controlled Self-Storage only
 - A. Other than that portion of the ground floor of the building used for office and other support functions of the self-storage use, the remainder of the ground floor must be used for retail, dining, office or some combination of these uses **not associated with the storage business. This requirement is waived within the M-1 and M-2 districts.**
 - B. Ground floor must have a floor to ceiling height of at least ten feet.

- a. merchandise occupies an outdoor display area, which is permanent in nature and designated as such on an approved site plan;
 - b. merchandise is located in a temporary display area which does not occupy required parking spaces, driveway aisles, or required buffers, and customers must enter the building to make a purchase.
2. Tent sales and similar activities are permitted only in Commercial Districts on property developed with a principal commercial use with proper pedestrian and vehicular access. They are prohibited on vacant property.
 3. Where the temporary sales activity constitutes a conditional use in the applicable district, it must be approved in accordance with [§12.05 Conditional Uses](#).
 4. The applicant must submit a site plan specifying the location of all tents, temporary structures, equipment, and merchandise on display.
 5. All electrical connections must be inspected and approved by the Building Inspections Department.
 6. The Director and City Engineer may establish additional requirements as necessary to minimize hazards and promote efficient traffic circulation on the site.
 7. The maximum duration is 15 days. A maximum of four permits per calendar year may be authorized, and at least 30 days must elapse between the expiration of one permit and the approval of another.
- K. Yard and Garage Sales
1. Sales may last no longer than two consecutive days.
 2. Sales may not be held on the same premises more than four times per year. There must be an intervening time period of at least 30 days between sales on the same premises.
 3. Yard and garage sales may only be conducted on a property upon which one of the sale event participants is an owner or resident.
 4. Only household goods may be offered for sale. Goods purchased for the sole purpose of resale may not be offered for sale. No consignment goods may be offered for sale.
 5. All temporary signs must be removed immediately upon completion of the sale.

§7.45 Townhouses

7.45.01 Townhouses are subject to the standards in Table 7-5 and the following:

- A. Townhouses must have individual entrances, not used by other units, in the front and rear. They must be placed on their own lots unless developed in condominium form.
- B. Townhouse structures must contain at least three and not more than six contiguous dwelling units.
- C. Such units may have multiple stories or combinations of one- and two-story sections; however, in no case may one unit be above or behind another.
- D. Side and rear yards may be enclosed by a masonry wall not exceeding six feet in height.
- E. Townhouse lots may be accessed via alleyways to the rear of the lots or from common parking areas. Parking on individual townhouse lots may not have direct access from any public street.
- F. Townhouses should be designed so that the rear elevations of each building do not face a public street.

Table 7-5 Townhouse Standards

Minimum Lot Area	Minimum Lot Width	Maximum ISR on individual lots	Minimum Yards			
			Front	Secondary Front	Side (end units)	Rear
2,000 sf	18 ft	.60	15 ft	20 ft	5 ft ¹	15 ft

¹ or width of any easement along the side lot lines, whichever is greater.

§7.46 Twin Houses

7.46.01 Twin houses are subject to the standards in Table 7-6 and the following:

- A. Each twin house must have individual entrances, not used by other units, in the front and rear.
- B. Twin house dwellings may have multiple stories or combinations of one-and two-story sections; however, in no case may one dwelling be above or behind another.
- C. side and rear yards may be enclosed by a masonry wall not exceeding six feet in height.
- D. Twin house lots may be accessed via alleyways to the rear of the lots or from common parking areas. Parking on individual Twin house lots may not have direct access from any public street.

Table 7-6 Twin House Standards

Minimum Lot Area	Minimum Lot Width	Maximum ISR on individual lots	Minimum Yards			
			Front	Secondary Front	Side	Rear
3,500 sf	25 ft	.45	25 ft	20 ft	10 ft	20 ft

§7.47 Vending Facilities

7.47.01 The following standards apply to accessory vending and freestanding vending facilities:

- A. Vending machines and structures may not encroach into any required setback.
- B. Vending machines and structures may not exceed ten feet in height.
- C. Perimeter and frontage landscaping must be provided in accordance with [§9.03 Vehicular Area Landscaping Standards](#).
- D. Drive-up access may not be located between the adjoining street and the vending machine or structure.

7.47.02 Freestanding signs are not permitted on lots with only vending machines and no principal building.

§7.48 Veterinary Offices and Pet Grooming

No outdoor pens, runs or cages are permitted except with Conditional Use approval in the M-1 and AG Districts. Outdoor exercise areas are allowed and must be designated as such on the site plan. **Outdoor exercise areas are prohibited within the downtown districts.**

§7.49 Zero Lot Line Dwellings

7.49.01 Zero Lot Line Dwellings are subject to the standards in Table 7-7 and the following:

- A. No windows, doors, air conditioning units or other openings or projections of any kind are permitted where the structure meets the side lot line. However, a window may face the zero-side yard provided it does not project or swing outward over the lot line and otherwise complies with the Building Code.

Historic Downtown Core District. When calculating required loading spaces, a fraction is rounded up to the nearest whole number.

- 8.04.02 Loading space for two or more uses on the same lot may be shared as long as the amount of space meets the combined requirements of all uses to be served.
- 8.04.03 Loading spaces may not be located forward of the front building lines except in the M-1 and M-2 Districts.
- 8.04.04 If any structures or uses are enlarged, expanded or changed to a use requiring more loading or parking space, additional loading or parking space must be provided to meet the total requirements of the enlarged, expanded or changed use. If it is not practicable to meet the full requirement for loading spaces, the Director may approve a reduction of 10%. A reduction of more than 10% of the loading requirement may only be approved by the Board as a Special Exception.
- 8.04.05 Loading spaces must be at least 12 ft wide and 40 ft long with a minimum vertical clearance of 15 ft.

Table 8-3 Off-Street Loading Standards

Use	Space Required
Retail and wholesale businesses; warehousing and distribution; industrial uses; restaurants; funeral homes; laundering and dry-cleaning plants; and similar uses	Less than 8,000 sf GFA: no space required unless the Zoning Official determines that the specific use requires such space
	8,001-20,000 sf of GFA: 1 space
	20,001-60,000 sf GFA: 2 spaces
	Over 60,000 sf GFA: 2 spaces plus 1 additional space for every 50,000 sf GFA or fraction thereof over 60,000 sf
Auditoriums and assembly uses; office uses; stadiums; lodging; assisted living and extended care facilities; and similar uses	Less than 10,000 sf GFA: no space is required unless the Zoning Official determines that the specific use requires such space
	10,001-40,000 sf GFA: 1 space
	Over 40,000 sf GFA: 1 space plus 1 additional space for every 50,000 sf or fraction thereof over 40,000 sf

Alternative designs that accomplish the intent of this ordinance may be permitted subject to approval of the Director and the City Engineer.

9.02.06 Ground Cover. Gravel may be used in required landscape areas but may not otherwise be used as ground cover.

9.02.07 For new single-family detached subdivisions, 1 canopy tree is required on each lot.

§9.03 Vehicular Area Landscaping Standards

9.03.01 Applicability

A. These regulations apply to vehicular areas in nonresidential, multifamily and mixed-use developments used for off-street parking and loading; vehicular storage, display, maneuvering and washing; and the dispensing of motor fuels as specified in Table 9-1. These regulations do not apply to parking areas on single-family residential lots but do apply to common parking areas in single-family residential developments.

B. If an existing vehicular area is increased in size, the new vehicular area must comply with this Section.

9.03.02 Plant Materials. Species from [Table 9-3](#), which are appropriate to the locations in which they will be planted, must be used for required vehicular area landscaping.

Table 9-1 Applicability of Vehicular Area Landscaping Requirements

Number of Spaces in Parking Lot	Type of Landscaping		
	Frontage	Perimeter	Interior
Parking area less than 20 spaces	X	X	
Parking area of 20 or more spaces	X	X	X
Parking structures	X	X	
Any other vehicular use area	X	X	

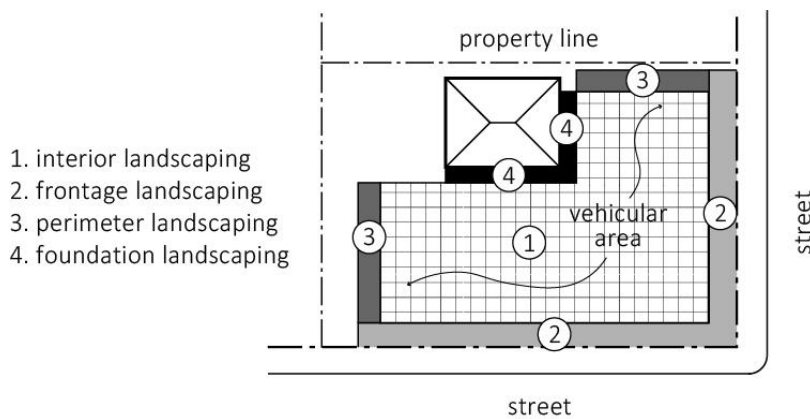


Figure 9-1 Vehicular Landscaping Areas

9.03.03 Frontage Landscaping

A. Except as required in [§6.04 Special Corridor Overlay District](#), frontage landscaping must be, at a minimum, ten feet in depth along all adjoining public rights-of-way. Frontage landscaping must include a

-
- 9.08.01 Parking requirements may be reduced by one space for each existing tree that is preserved and that meets perimeter planting requirements. In no case may the combination of all reductions in commercial parking exceed the following:
- A. 10% for parking lots containing 1-74 spaces,
 - B. 15 % for parking lots containing 75-125 spaces, or
 - C. 20% for parking lots containing 126 or more spaces.
- 9.08.02 General Requirements
- A. Each existing tree to be preserved must be approved by the Director to receive credit.
 - B. Preserved trees are subject to the same maintenance and replacement requirements as newly planted trees.
- 9.08.03 Protection of Preserved Trees during Construction. Existing trees may only be credited where the following management standards are met:
- A. During construction, the critical root zone of the trees to be preserved must be fenced and protected from compaction, trenching, harmful grade changes and any other injury and be shown on an approved landscape plan.
 - B. Pavement, building foundations and other impervious surfaces may not encroach into the critical root zone, unless preservation practices are followed to ensure exchange of oxygen, water and nutrients to the root system. Said preservation practices must be specified in written and/or graphic form to the Director for approval.
 - C. Sidewalks or other forms of hard surfaces that do not require soil compaction and are not intended for vehicular use may be located within the critical root zone only if preservation practices are followed to ensure exchange of oxygen and water to the root system.

§9.09 Ownership and Maintenance

- 9.09.01 The owner of the property is responsible for maintaining all required landscaping in good condition. Required maintenance includes the prompt replacement of all dead or damaged landscaping material, to ensure continued compliance with the requirements of this ordinance. All buffer materials must be maintained so that the purpose and effect of the buffers is not diminished. **No modifications may be made that would decrease conformity with the requirements of this ordinance.**
- 9.09.02 The following minimum maintenance activities are required:
- A. Replacement of plant materials destroyed by any cause. In the case of any canopy tree removed or otherwise destroyed by the willful act of the property owner, tenant or contractor, a tree of the same or larger caliper must be used as a replacement. Where replacement at the same or larger caliper is not feasible, the Director may provide alternative replacement criteria.
 - B. Repair or replacement of fences and walls that deteriorate or are damaged by any cause.
 - C. Restoration of berms that are altered by erosion, construction, or other causes.
 - D. Irrigation of landscape materials is strongly recommended, particularly for larger development sites. Landscaping lost due to lack of rainfall or irrigation must be replaced.

not expected to contribute substantially to traffic and the spirit of this Ordinance is not unduly compromised.

- c. Entrances, internal streets, drives, and driveways must be constructed to accommodate anticipated traffic flows after the development is complete. Preparation of plans and specifications are the responsibility of the applicant.
 - d. Applicants may be required to install, at their own expense, turn lanes, traffic signals, signs, and other improvements necessary to handle the increased traffic and potential traffic hazards.
3. The proposed development must be in accordance with the Erosion Control Ordinance.
 4. Lighting facilities and lighted signs must be placed and shielded in such a manner, and of such a height and intensity, as not to cause direct light to shine on other properties to the extent a public nuisance is created or a safety hazard is created on a public street. See also [§3.11 Lighting](#).
 5. To the greatest extent possible, utilities must be placed underground, unless the applicant can demonstrate that it is not practicable in the particular location.
 6. The proposed development must be designed to prevent danger from fire, explosion, or other safety hazards to the general public, and the persons residing or working on surrounding property.
 7. Loading docks, garbage collection areas and similar facilities and functions should to the greatest extent possible, be incorporated into the overall design of the building and the landscaping, so that the visual and acoustic impacts of these functions are fully contained and are not visible from adjacent properties or public streets. In the event that the collection areas enclose dumpsters or other equipment, screening must be provided as required in [§9.06 Screening](#). Screening materials should be consistent with the principal materials of the building and landscaping.
 8. Applicants may be required to install, at their own expense, sidewalks and half-street improvements as specified in the Subdivision Regulations or the Engineering Design and Construction Manual.
- B. Architectural guidelines. The following guidelines are intended to promote the health, safety and welfare of citizens. For site plans requiring Special Exception or Conditional Use approval, these guidelines may be supplemented or superseded by the approving authority by specific design guidelines applicable to specific uses or portions of the City as set out herein. **Portable, prefabricated buildings only allowed in M-1 and M-2 zones, or as residential accessory structures.**
1. Height and massing
 - a. Multifamily, commercial and office structures must be designed to be compatible and consistent with the architectural style and character of single-family dwellings in the immediate vicinity.
 - b. Lengthy unbroken facades should be avoided. As a general guide, the maximum horizontal length of an unbroken facade plane should be 50 ft in residential districts, and 75 ft in commercial and office districts.
 - c. Buildings on corner lots must be considered more significant structures, due to the fact that they have at least two front facades visibly exposed to the street. It is strongly encouraged that such buildings be designed with additional height and architectural embellishments, such as corner towers, relating to their location.
 - d. Buildings should be located to front towards and relate to public streets, both functionally and visually, to the greatest extent possible.



1

Approach

- Coordinate with changes to Zoning Ordinance
- Link to standards in Engineering Manual
- Integrate Comprehensive Plan policies, strategies
- Coordinate with changes to State Code
- Incorporate amendments
- Improve organization and usability
- Resolve gaps and conflicts

2

Proposed Changes

Exemptions

- List exemptions from “Subdivision” definition
- Exempt transfer of land outside city limits to heirs (state law)

Definitions

- Coordinate with Engineering Manual and Zoning Ordinance
- “Adjoining Property Owner” to include additional property/owners when Subdivider owns additional, adjoining land
- Define density classifications that trigger different design standards
- Define “Lot Consolidation,” “Minor Subdivision” and “Resurvey”
- Revise “Street” definitions

3

Proposed Changes

Procedures

- Update number of copies for submissions, include electronic copy
- If all or portions of “Master Subdivision Plan” meet plat requirements, then preliminary plat of applicable portions are approved with the MSP
- MSP expires after five years from last Preliminary Plat, two years after last Final Plat
- When MSP is to be revised, all property owners in original MSP must receive notice

4

Proposed Changes

Procedures

- Minor subdivisions require only Final Plat approval, unless there is an increase the number of lots or density in a developed subdivision
- Minor subdivisions may be referred to Commission if there are concerns about conformity with adopted plans, policies, regulations
- Permits may be issued for multifamily and nonresidential developments prior to Final Plat approval
- Specify construction plans must meet Erosion and Sedimentation Control ordinance
- Remove construction plan details covered by Engineering Manual

5

Proposed Changes

Design Principles

- Right-of-way/easement required for bike-ped facilities in adopted City or MPO plan
- Proposed lots in a developed residential subdivisions may not be smaller than the average lot size in the subdivision
- Lot requirements outside city limits:
 - increase side yard from 5 ft to 10 ft
 - increase rear yard from 25 ft to 35 ft

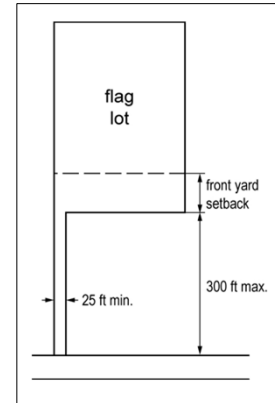


6

Proposed Changes

Design Principles

- Limitations on flag lots:
 - not permitted on major roads
 - no more than 2 contiguous, spacing requirements
 - 100 ft separation from intersections
- Planned Developments in planning jurisdiction may not contain high density/small lots
- Streamline regulations on manufactured home parks in planning jurisdiction, must have public water and sewer service



7

Proposed Changes

Streets, Rights-of-Way and Easements

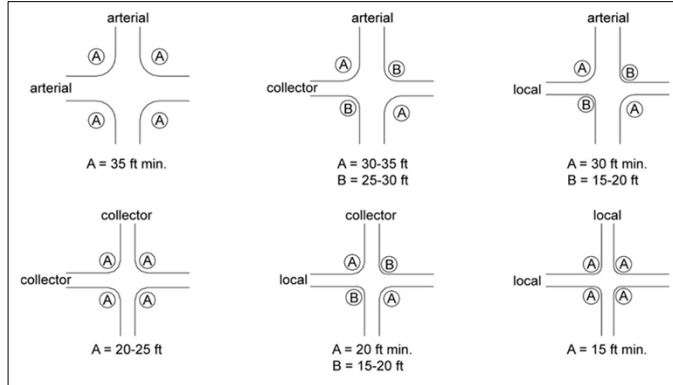
- Street layout. Revise provisions that conflict with connectivity goals
- Add traffic calming principles
- Add access management principles (link to standards in Engineering Manual)
- Alleys/shared drives. Allow in subdivisions to provide access to lots by other than major streets
- Utilities and drainage facilities to be in right-of-way or divided property
- Monuments and markers. Reference state manual/standards.

8

Proposed Changes

Streets Design Requirements

- Link to Engineering Manual and streamline
- New street design standards based on use, density and street classification
- Encourage smaller curb radii—traffic calming and pedestrian safety—so long as they meet needs of Fire Department



9

Table 6-1 Street Design Standards

	ROW Width ¹	Roadway Width ¹	Sidewalk Width ²	Planting Strip Width	Parking Allowed
Arterial	100 ft min	varies ³	6 ft	6 ft	no
Collector					
Residential	80 ft min	varies ³	6 ft	6 ft	varies ¹
Nonresidential	80 ft min	varies ³	6 ft	6 ft	varies ¹
Local Boulevard (Residential and Nonresidential)					
No on-street parking	80 ft min	37 ft	5-6 ft	6 ft	no
On-street parking both sides	80 ft min	45 ft ⁴	5-6 ft	6 ft	yes
Local Nonresidential (Commercial, Mixed Use and Office-Industrial)					
No on-street parking	60 ft	26 ft	5 ft	4 ft	no
On-street parking one side	60 ft	31 ft	5 ft	4 ft	yes
Local Institutional/Industrial					
No on-street parking	60 ft	26 ft	varies ⁵	4 ft	no
On-street parking one side	60 ft	31 ft	varies ⁵	4 ft	yes
Local Residential					
Low- and Medium-density residential streets	55 ft	31 ft	6 ft	6 ft	yes
High-density residential streets	55 ft	31 ft	4 ft	6 ft	yes
Cul-de-sac Street	55 ft	29 ft	6 ft	6 ft	yes
Alley	24-30 ft	20 ft	n/a	n/a	no

¹ With the exception of Arterial Streets, ROW and pavement widths are based on a two-lane street and parallel on-street parking where indicated. Greater ROW and pavement widths will be required where diagonal on-street parking is proposed. The minimum ROW width must be increased if a shared use path is required or proposed along the street and will be within the ROW.

² Sidewalks are required on both sides of street except as specified in §6.07 Sidewalks. Width requirement may be modified to match existing sidewalks on the same street frontage.

³ Determined by City Engineer, considering existing roadway dimensions, Major Street Plan, traffic requirements and engineering judgment

⁴ Total paved width, excluding median. Medians must be at least 8 ft wide.

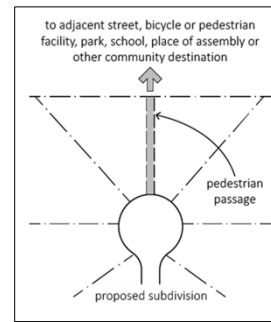
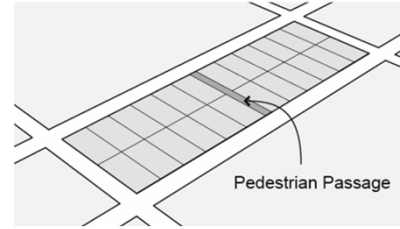
⁵ Required where sidewalks are present on the same street frontage.

10

Proposed Changes

Sidewalks

- Not required for resurveys where no sidewalks present
- Extension of existing sidewalks may match existing width, which may be less than Table 6-1
- Guidelines added to inform Commission decision on waivers, conditional requirements:
 - proximity to schools, parks, etc.
 - potential alternatives to sidewalks
 - pedestrian passages



11

Proposed Changes

Street Tree Standards

- apply when trees proposed in planting strip between sidewalk and curb
- alternate tree species
- sight distance
- root barriers to protect pavement/utilities

Streets standards in remove subdivisions

- ROW width to vary based on classification and whether ditches or curb/gutter used



12

Proposed Changes

Drainage and Storm Sewer Design

- link to Engineering Manual, streamline

Sanitary Sewer and Water

- link to Engineering Manual, streamline
- clarification on where sanitary sewer not required
- revise language on Oversized Facilities to Serve Adjoining Land
- Note distance between fire hydrants and buildings regulated by Building/Fire Code

Erosion Control

- removed, addressed by ordinance and Engineering Manual

13

Proposed Changes

Landscaping and Buffer Requirements

- Trees required in areas of steep slope (outside buildable portions of lots); existing trees counted toward requirements
- Current tree planting requirement to be removed and adopted into ordinance for enforcement purposes
- Buffer requirements from Zoning Ordinance added to apply to subdivisions in planning jurisdiction



14

Proposed Changes

Amendments and Legal Considerations

- Procedure for appeals/interpretations by the Commission laid out in more detail

15



16