Application for Downtown/Riverfront (D/R) Overlay Permit
Staff Report

CASE: DRO-24-16

Applicant:	W2B, LLC
Meeting Date:	December 9, 2016 (ARC)
Received by:	Will Smith
Submission Date:	November 18, 2016
Property Address:	1121 22nd Avenue
Zoning:	BGO
Permits Required:	LDP and Building Permit
Nature of Project:	New Construction of Townhomes

Description of Proposed Work

The applicants propose to construct four new three-story townhomes. The proposed development will feature primarily brick with hardie board and stucco accents, porches, and asphalt shingle roofs with standing seam metal accents. There will be no off-street parking spaces proposed. However, the applicant plans to construct twelve (12) on-street spaces directly adjacent to the development on both 12th Street and 22nd Avenue. On November 28, 2016, the Zoning Board of Adjustment granted a Special Exception to reduce the required parking to zero. Each of the four townhomes will feature three bedrooms, for a total of 12 bedrooms. The building will be brought almost entirely to the street on both sides. It will be set back approximately 5'10" from the 22nd Avenue property line and 6'8" from 12th Street.

1121 22nd Avenue

Staff Comments

Overall, the development proposal meets the intent of the D/R Overlay District (DROD). In particular, the materials (brick with hardie board and stucco accents) and design (building brought to the street and forming a continuous streetscape) are consistent with the D/R Overlay Standards and Guidelines. The building will be no more than 7' from the front property lines. The Floor Area Ratio (1.008) meets the minimum of 1.0.

The proposed building is devoting much of the street-facing ground floor building façades to transparent windows, as per Sec. 24-230(b)(1)(i) of the zoning ordinance. The 12th Street façade will feature 30% transparency, the stated minimum. However, the 22nd Avenue façade will only feature 21%. The slight deviation is due to the proposal's residential use. Commercial continuity will be maintained along both streets as there are no parking lots, curb cuts, or blank walls [Sec. 24-230(b)(2)(c)]. The mechanical equipment is proposed to be screened by the building itself [Sec. 24-230(b)(7)(f), (g)]. The proposal plans to use city issued garbage carts, and they will be stored behind the building when not on the street for pick up.

The proposal will include 5' wide sidewalks along both streets, meeting the minimum set forth in the standards and guidelines [Sec. 24-230(b)(2)(b)]. The streetscape features landscape treatments such as trees in the right-of-way and shrubs near the building and is compatible with adjacent areas [Sec. 24-230(b)(7)(a), (c)].

Administrative Review Committee

On December 9, 2016, the Administrative Review Committee reviewed the proposal and voted to recommend it to the Planning Commission. There were no conditions stated for recommendation.

The Committee discussed brick color variation. They wanted to know if the townhomes would all be the same color brick or not.

The Administrative Review Committee found the proposal to be substantially conforming to the Downtown Riverfront Overlay standards and guidelines in accordance with Sec. 24-230(b).

City of Tuscaloosa
Planning & Development Services
D/R Overlay District Permit Application

Petitioner W2B, LLC
Address 3519 Greensboro Avenue, Tuscaloosa, AL 35401
Phone Number (205) 454-2100

Property Owner Michael Cunningham
Address 1121 22nd Avenue, Tuscaloosa, AL 35401
Phone Number

Premises Affected 1121 22nd Avenue, Tuscaloosa, AL 35401
Lot No. 432 in (name of Subdivision) Original City Survey
Lot Size +/-0.15 ac Date Purchased 09-21-1981
Tax Parcel Identification No. 31-05-22-4-015-005.000
Existing Buildings or Structures One single-family dwelling

The application shall include the following information, unless waived by the Zoning Officer:

1) A narrative describing the overall concept of the proposed development and how it is consistent with the D/R Overlay District standards and guidelines, and compatible with existing and proposed land uses.
2) A site plan, at a scale of not smaller than one (1) inch equals sixty (60) feet showing the proposed layout of buildings and/or premises in the context with the property lines, set backs, adjacent structures, streets, walkways, vehicular ingress and egress, service alleys, and loading spaces.
3) If a building, elevations of *all* sides of the proposed building indicating proposed exterior finishes, square footage, height and number of stories. Architectural renderings may be submitted as well.
4) Sketch of exterior premises including parking, landscaping, fencing or walls, signage, streetscape, lighting type, and other aspects as may be necessary to fully present the proposed development.
5) If residential development, the number of units, unit square footages, approximate sale value or rental rates, description of any covenants and restrictions, and a description of proposed ownership and management of any common open space not dedicated to public ownership.
6) An application fee of $_____ which shall be in accordance with the schedule of fees established by the City of Tuscaloosa.

Recommended
~~Approved~~ 12/9/2016

Signature

11/29/16
Date
(originally submitted 11/18/16)

PROCEDURAL INFORMATION FOR D/R OVERLAY DISTRICT PERMIT

An application subject to review by the Administrative Review Committee shall be reviewed and a decision will be reached within ten (10) work days from the date application was determined to have been completed. Planning & Development Services shall forward by first class mail the Administrative Review Committee's written decision supported by findings of fact, approving the permit, approving the permit with conditions, or denying the permit. An applicant shall have ten (10) work days from the post mark date of the written decision to file an appeal of the decision to the City Council. If an appeal is filed, the applicant shall be sent, by first class mail, written notice of the date, time and location of the City Council meeting at which the appeal shall be considered.

An application subject to Legislative Review by the Planning Commission and City Council shall be first reviewed by the Administrative Review Committee. Planning & Development Services shall prepare written findings of fact that support approving the D/R Overlay District permit, approving the permit with conditions, or denying the permit. These findings of fact shall be presented to the Planning Commission and to the City Council for their consideration. Based on the findings of fact and the recommendations of the Planning Commission, the City Council may approve the D/R Overlay District permit, approve the permit with conditions, deny the permit or defer consideration of the permit stating the reason for the deferral. Consideration of an application shall not be deferred more than one time.

If, after an applicant has obtained a D/R Overlay District Permit, the construction proposal is amended, and amended development application shall be submitted to Planning & Development Services. The Zoning Officer shall make a determination that the amendment has no significant impact or that the construction proposal, as amended, requires additional review. Review of an amended proposal shall follow the same procedure as provided herein for an original application. Upon a determination by the Zoning Officer that the amended proposal requires review and additional approvals, the previously issued D/R Overlay district Permit shall be suspended pending the review of the amended proposal.

In the event the applicant shall fail to commence work on the activity approved by the D/R Overlay District Permit within one year after the date of the approval, or having commenced but then discontinued work for one year, the applicant shall not commence work again until a new Permit is issued. The Zoning Officer may grant extensions to the one-year period prescribed herein as it is deemed appropriate. The Zoning Officer shall determine whether work has "commenced" by the presence of a building permit and construction activity beginning.

I hereby certify that I have read and understand this application and know the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon finding by Planning & Development Services that any relevant information supplied on or with application is substantially incorrect. I further understand that only complete applications including all required exhibits and fees are considered by Planning & Development Services.

Signature

11-29-16
Date

DROD 24-16

1 inch = 100 feet

0 50 100 150 200

Feet

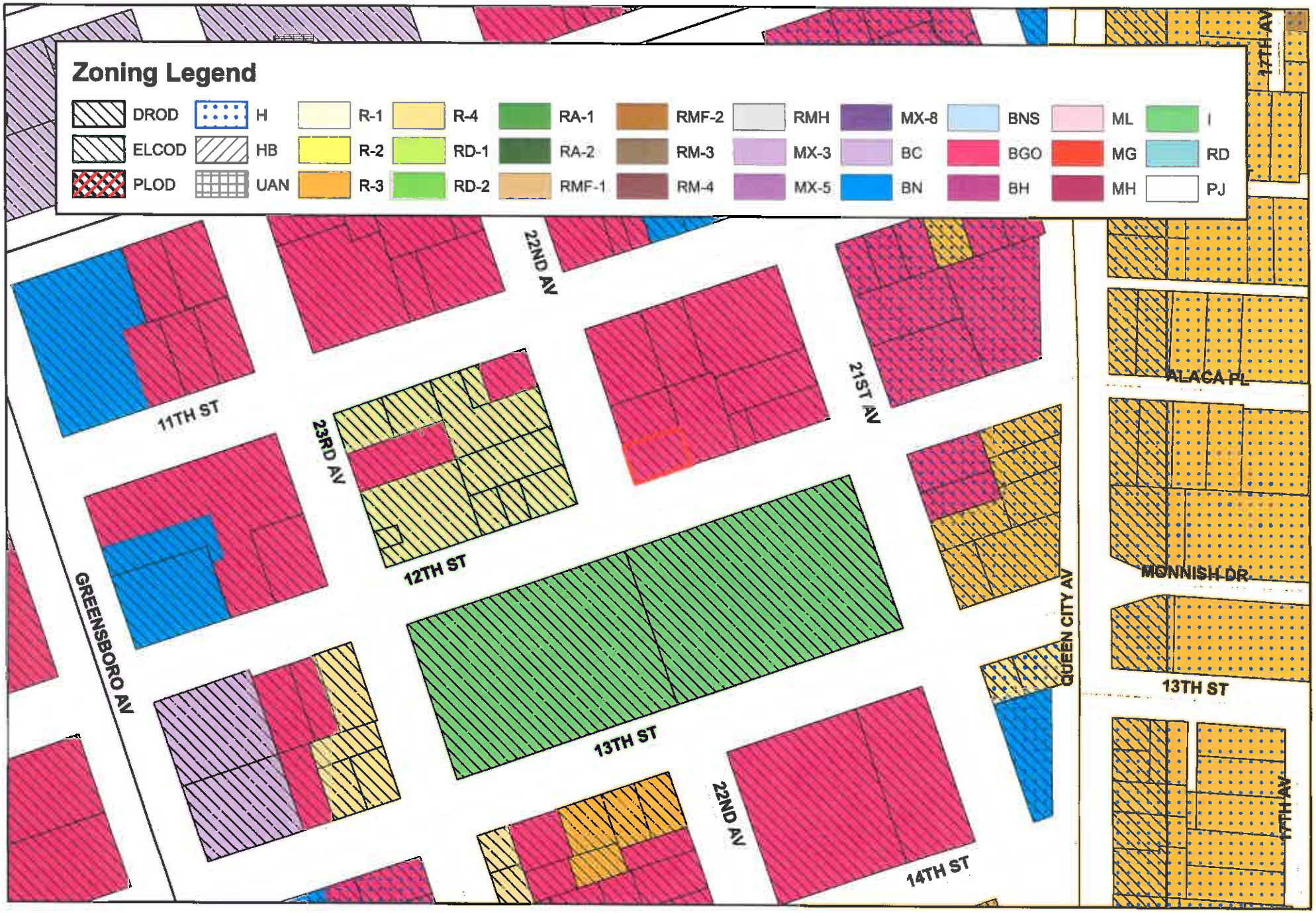
N

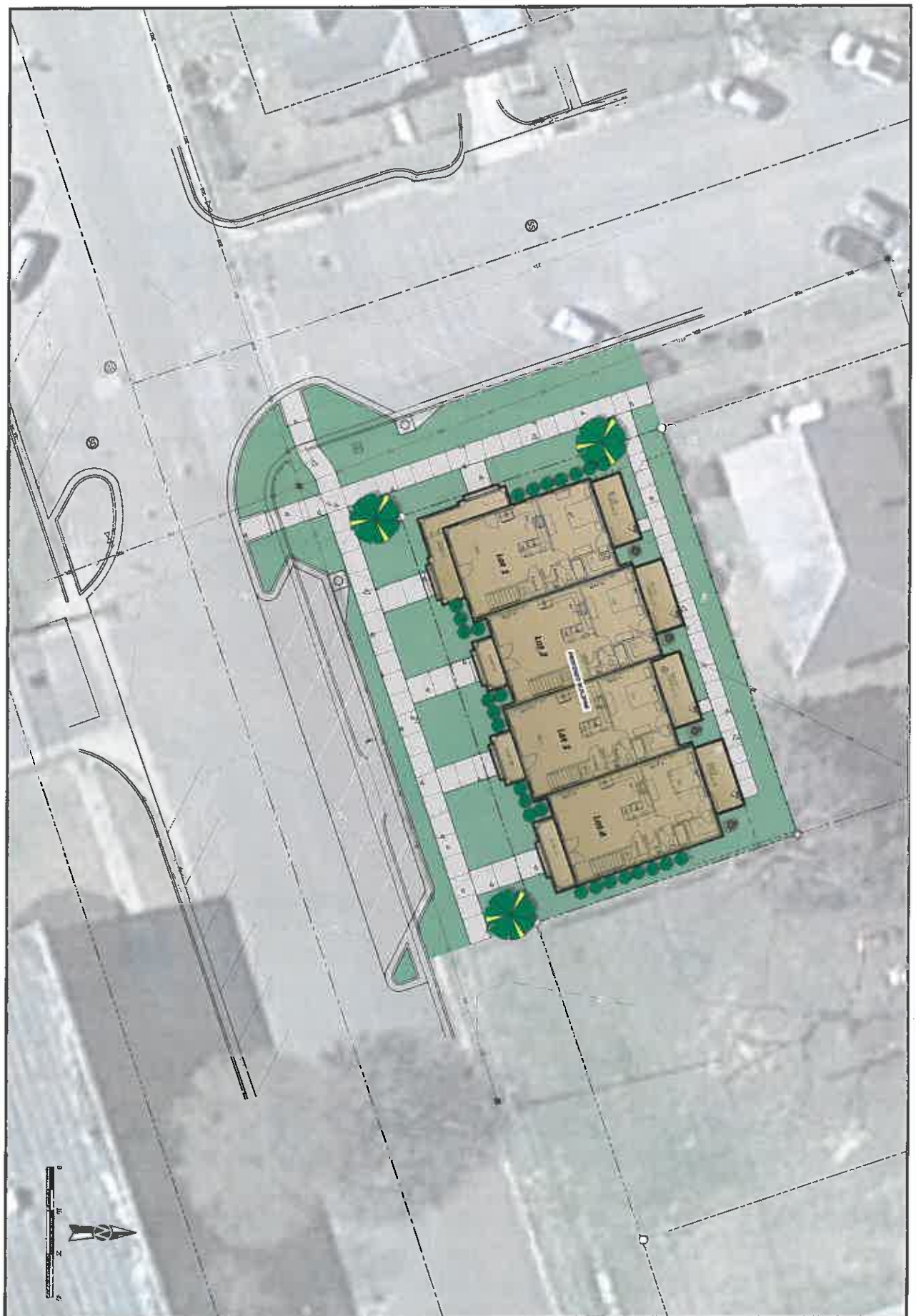
DROD 24-16

1 inch = 200 feet

0 100 200 300 400
Feet

N





No.	Date	Description

Drawn By: A M T
Checked By: J A M
Date: 6/28/16
Job No.: xxx
File Name: 16730 Concept.dwg

Sheet No.
C101

12TH AND 22ND TOWNHOMES
DROD SITE RENDERING

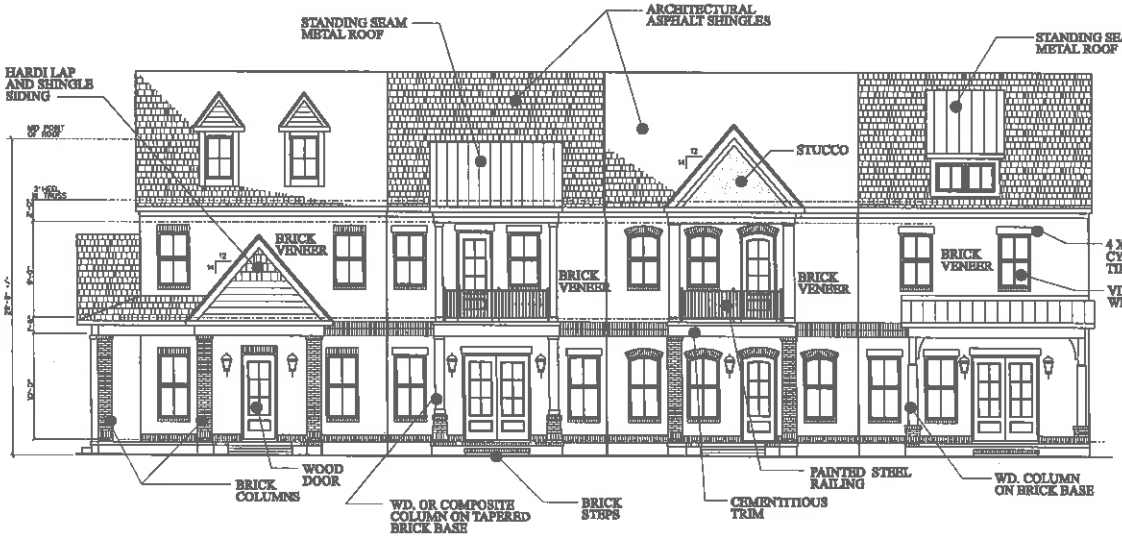
WILLIAM BLAKENEY
1121 22ND AVENUE
TUSCALOOSA, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

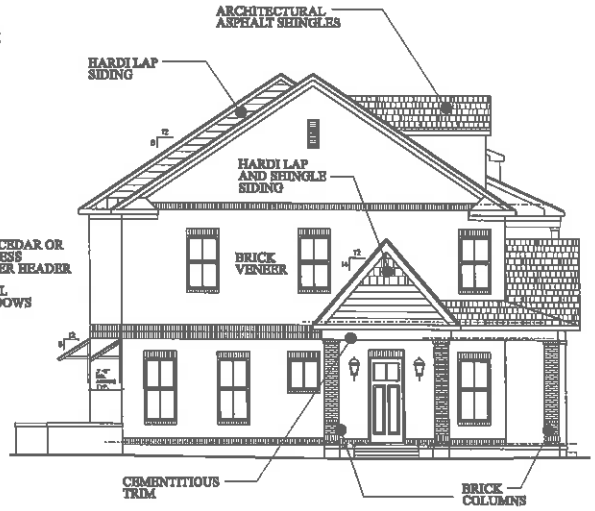
WALKER ASSOCIATES, INC.
ENGINEERING, PLANNING, GIS & SURVEYING
2890 Rice Mine Road NE
Tuscaloosa, AL 35406
www.walkercivil.com
P (205) 561-3778 | F (205) 561-3777

12th and 22nd Townhomes
22nd Avenue Elevation

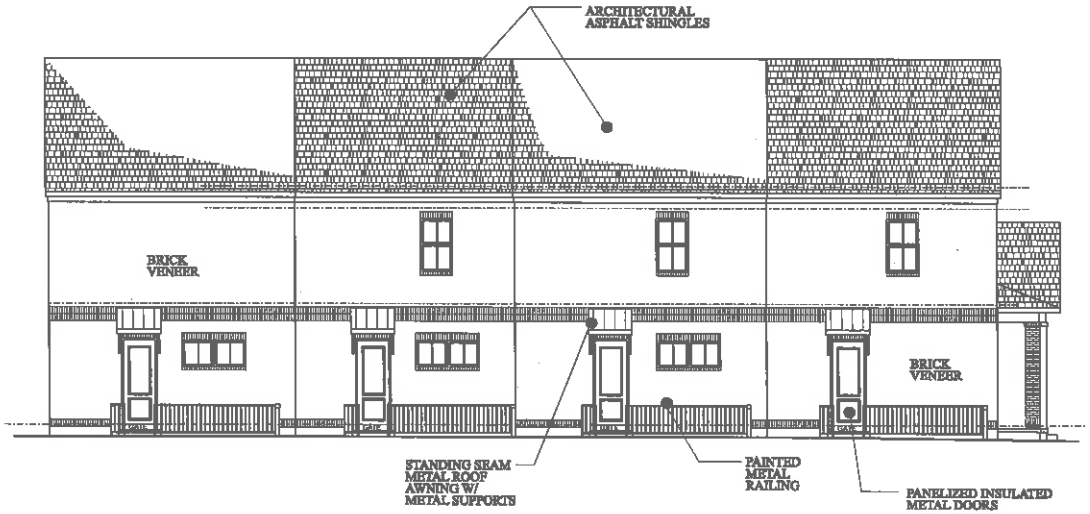
12th and 22nd Townhomes
12th Street Elevation



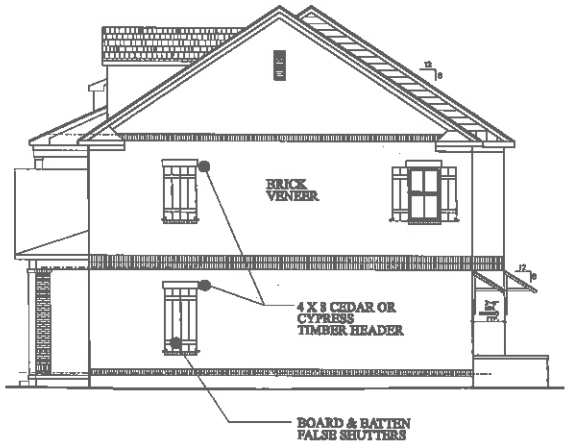
12TH ST. ELEVATION
SCALE : 3/16" = 1'-0"



22ND AVE. ELEVATION
SCALE : 3/16" = 1'-0"



REAR (NORTH) ELEVATION
SCALE : 3/16" = 1'-0"



EAST ELEVATION
SCALE : 3/16" = 1'-0"

Alexander Architecture, LLC
P.O. Box 2311 Tuscaloosa, Alabama 35403 (205) 343-9214
AlexanderArch@charter.net

12th and 22nd Townhomes
Tuscaloosa, Alabama

Preliminary NOT FOR Construction

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Contractor to verify site conditions and all dimensions prior to construction.

EXTERIOR ELEVATIONS

A201

Project No: 01632
Date: 11-15-2016

22ND AVE. ELEVATION
SCALE : 3/8" = 1'-0"

12TH ST. ELEVATION
SCALE : 3/8" = 1'-0"

EXTERIOR ELEVATIONS

Alexander Architecture, LLC
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12th and 22nd Townhomes
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Alexander Architecture, LLC

Contractor to verify site conditions and all dimensions prior to construction.

Project No: 01432
Date: 11-15-2016

Alexander Architecture, LLC

residential commercial

P.O. Box 2311
Tuscaloosa, AL
35403-2311

City of Tuscaloosa
Planning Department

(205) 343-9214

November 17, 2016 *(Revised 12/8 2016)*

FAX (205) 343-0110

AlexanderArch
@charter.net

PROJECT NARRATIVE

Project: 12th And 22nd Townhomes

Address: 1121 22nd Avenue Tuscaloosa, AL 35401

Project parameters are as follows:

1 building
Total of 4 units
Approx. 1,598-1,614 SF per unit
Townhouses for SALE

Restrictions/Covenants:

1 Garbage Cart per unit - Garbage carts to be stored in designated areas behind each unit
No Curbside trash service
Home Owner's Association (HOA) will own and maintain grounds and landscaping
12 new public parking spaces will be developed adjacent the site along 12th St. And 22nd Avenue as part of this project.
Townhouse ownership- footprint of each unit will convey to each unit owner.

The following is a detailed listing of information addressed in the City Ordinance for the D/R Overlay District, Section 24-230 paragraph (b):

Leah H. Alexander, AIA

(1) Buildings

a. Floor Area Ratio: The calculated floor area ratio for this project is 1.008.
b. Building Line: The building fronts will be located approximately 5'-10" off the front property lines adjacent 22nd Ave., approximately 6'-8" off 12th St. and approx. 1'-2" off the property lines to the porch fronts at the closest points.
c. Building Height: The building is two stories in height. The mid point of the roof measures approximately 29'-9" above grade. The building finished floor height is proposed to be elevated approximately 18" above finished grade.
d. Townhouse Garage Access: There is no on-site or garage parking. This project will utilize on-street parking along 22nd Avenue and 12th Street.
e. Building Facade: There will be no use of concrete block or concrete masonry units, siding (steel, aluminum, vinyl or wood), fiberglass molded panels, or Exterior insulation EIFS systems. The building facade is proposed to be constructed of brick veneer with minimal amounts of cementitious lap and shingle siding or stucco accents at gables and dormers.
f. Storage: The exterior of the building will be free of exterior storage.
g. Awning Lights: Awnings will not be lit from the interior.
h. Awnings: Awnings shown at exterior doors do not project across multiple buildings or storefronts. The awnings project a minimum of 3' from the building, are constructed of metal supports and standing seam metal roofing, and are not internally lit.
i. Facade Transparency: Building facades have been designed to promote architectural character and the facade is broken up with a mixture of design elements, varied materials, and transparent entrances/windows. However, this is a two story residential development and there are privacy concerns such that transparency is not the primary focus as in a retail development. Transparent windows and doors account for 30% of the ground floor percentage of the wall that will front 12th Street. Transparent windows account for 21% of the ground floor percentage at the end of the building that will front 22nd Avenue.
j. Facade Design: As a residential townhouse development, the project is designed with the intent to fit contextually within the surroundings of other BGO properties primarily of a residential scale and nature.
k. Restoration of Historic Building: Not Applicable
l. Architectural Character: The scale, use of materials, and architectural detailing is reflective of other buildings located in the downtown area.
m. Entrances: Primary entrances will be accentuated with the use of architectural features such as brick detailing, balcony or porch overhangs, or other features such as columns/roof structures.
n. Building Facade Division: The building facade is broken up thru the use of brick detailing, windows, porches, roof forms, varying articulation of each unit, and by staggering the units 3'.

o. Blank Walls : There are no blank windowless walls in the project.
p. Lower Floors: Lower floors are differentiated from upper floors by the use of entrances, porches, balconies, brick detailing, window scale, etc.
q. Painted Brick: No brick will be painted in this development.
r. False Fronts: No false fronts are utilized.
s. Galleries and Balconies: The balconies will be an integral part of the building. Balcony railings will be painted steel, and all exterior edges of balconies will be wrapped with cementitious board trim and painted. The only area of exposed wood will be the joists under the balconies which will be painted. Trex decking will be used for the flooring surface of the balconies.

(2) Pedestrian Oriented Development
a. Pedestrian Friendliness: Transparent windows and doors in percentages as listed earlier in 1. (i.), will front 22nd Avenue and 12th street which contain pedestrian-friendly public walkways along the site. A rear sidewalk will connect each individual rear patio to 22nd Avenue.
b. Sidewalks: As mentioned above, sidewalks along 22nd Ave. and 12th St. are planned along the relatively level site. Sidewalks internal to the development are shown on the site plan.
c. Continuity: Pedestrian oriented frontages are encouraged and maintained by streetscaping and sidewalks, and no breaks exist due to parking lots or blank walls.
d. Driveways: There are no driveways on the site.

(3) Roofs
a. Parapets are not utilized in the design of this building. Alternative pitch roof forms compatible with nearby small scale commercial, residential and places of worship are the inspiration for the roof style in this project, as well as other pitch roof forms located within the BGO district.
b. HVAC Shielding: HVAC equipment will be screened from public view by being contained in the rear of the townhouse units and behind low brick walls which screen the units from street view.

(4) Lighting
a. Fixtures: Exterior lighting shall be designed to direct lumens toward the inward boundaries of the property.
b. Neon Lighting: No neon lighting will be used in this project.
c. Facade/Entry Lighting: Lighting will be placed to illuminate access points, facades, and to accentuate building entrances.

(5) Signage

a. Signage Lighting: Signage, if used, and if lighted shall be externally lit. There will be no neon signage.

b. Pylon/Monument Signs: No pylon or monument signs are included in the project.

c. Painted Window Signs/Illuminate Awnings: None proposed.

d. Sign Design: Signage, if used, will be designed and selected to complement the building, and compatible materials and colors to the building will be used.

e. Projecting Signs: Projecting signs, if used, will be designed not to extend beyond the height of the first floor, contain no more than 12 square feet, have a maximum width of 3 feet, be located no less than 10 feet from the sidewalk ground elevation, and have a maximum distance between the sign and building facade of one foot.

f. Sign Location: Signage, if used, will be located to avoid blocking or obliterating building design details, windows or decorative building elements.

(6) Off Street Parking and Loading

a. Location: This project proposes to utilize on-street parking of which there are proposed 12 parking spaces adjacent the site along 12th Street and 22nd Avenue as depicted on the site plan.

b. Parking requirements: During the December ZBA meeting, the Zoning Board of Adjustment approved the allowance of 12 on-street parking spaces to fulfill the parking requirement for this development.

c. Structured Parking: N/A

d. Structured Screening: None

e. Screening: None

f. Planted islands in surface parking: N/A - on street parking is proposed

g. Loading Areas: N/A - on street parking is proposed

(7) Streetscape

a. Compatibility: Street scape will be continuous with street scape in adjacent areas.

b. Amenities/ fixtures: Paving, curbs, sidewalks, fences, gates and landscaping will be appropriate for location, easily maintained and well functioning. All fencing visible from 12th Street and 22nd Avenue will be metal fencing transitioning to a 6' wood privacy fence along the north and east property lines. There will be a pedestrian gate along 22nd Avenue with a code entry leading to a rear green space with sidewalks connecting to the rear patio of each unit.

c. Landscape: Landscape treatment for plazas, paths, courtyard, etc. will be aesthetically pleasing and part of a coordinated landscape design appropriate for the project.

d. Planters: No planters are planned as part of this project as there is no outdoor dining and this is a residential project.

e. Mechanical: Mechanical equipment will not be visible from the street

f. Dumpster screening: No Dumpster will be used. Individual garbage carts, 1 per unit, shall be stored in a designated area behind each unit, such as not to be visible from the street.
g. Dumpster Screening Material: N/A
h. Utility Connections: Utility connections shall be done in a manner to avoid conflict with pedestrian walkways.

END