

# STUDENT HOUSING RECOMMENDATIONS

The Tuscaloosa Planning and Zoning Commission will discuss amendments to the Zoning Ordinance regarding the Mayor's recommendations on student housing from July 21, 2020. These amendments include:

- Regulatory incentives for small lot redevelopment (height, parking, etc.) (discussion only)
- Public safety and lighting standards (discussion only)
- Parking screening materials (discussion only)

# **STUDENT HOUSING WORK SESSION PLANNING AND ZONING COMMISSION**

---

**September 21, 2020**

---



# REGULATORY INCENTIVES FOR SMALL LOT REDEVELOPMENT

Determine regulatory incentives to redevelop smaller lots



## RECOMMENDATION

Add density cap and provide **regulatory incentive** for smaller lot redevelopment

Immediately

2020

August

September-October

Next steps

# REGULATORY INCENTIVES FOR SMALL LOT REDEVELOPMENT

Is there a **desired maximum bedrooms per acre or units per acre?**

## RECOMMENDATION

Add density cap and provide **regulatory incentive for smaller lot redevelopment**

Immediately

2020

August

September-October

Next steps

# REGULATORY INCENTIVES FOR SMALL LOT REDEVELOPMENT

Should we have **maximum lot standards**?

## RECOMMENDATION

Add density cap and provide **regulatory incentive for smaller lot redevelopment**

Immediately

2020

August

September-October

Next steps

# REGULATORY INCENTIVES FOR SMALL LOT REDEVELOPMENT

Should there be a **minimum acreage for increased height** (or increased height allowed at all)?

## RECOMMENDATION

Add density cap and provide **regulatory incentive for smaller lot redevelopment**

Immediately

2020

August

September-October

Next steps

# PUBLIC SAFETY LIGHTING



## RECOMMENDATION

Add requirements for significant lighting

Immediately

2020

August

September-October

Next steps

# PUBLIC SAFETY LIGHTING

What **safety standards** should be required of student-oriented developments?

## RECOMMENDATION

Add requirements for significant lighting

Immediately

2020

August

September-October

Next steps

# PARKING SCREENING MATERIALS REQUIREMENT

**CURRENT STANDARD**



**DESIRED STANDARD**



## RECOMMENDATION

Amend screening requirements

Immediately

2020

August

September-October

Next steps

# PARKING SCREENING MATERIALS REQUIREMENT

What **character** should we look for?

## RECOMMENDATION

Amend screening requirements

Immediately

2020

August

September-October

Next steps

# PARKING SCREENING MATERIALS REQUIREMENT



## RECOMMENDATION

Amend screening requirements

Immediately

2020

August

September-October

Next steps

# PARKING SCREENING MATERIALS REQUIREMENT



## RECOMMENDATION

Amend screening requirements

Immediately

2020

August

September-October

Next steps

# TIMELINE

