



# *Making Monterevillo*

COMPREHENSIVE PLAN  
**EXECUTIVE SUMMARY**  
**ADOPTED JULY 16, 2020**

This project was supported by funding from the Regional Planning Commission of Greater Birmingham (RPCGB) and the Birmingham Metropolitan Planning Organization (MPO) Building Communities Program. The contents of this document do not necessarily reflect the official views or policies of the Birmingham MPO or the RPCGB. For more information on this program, please visit <http://www.rpcgb.org> or call (205) 251-8139.

This plan was prepared as a cooperative effort of the U.S. Department of Transportation (USDOT), Federal Highway Administration (FHWA), Federal Transit Administration (FTA), the Alabama Department of Transportation (ALDOT), MPO and RPCGB as a requirement of Title 23 USC 134 and subsequent modification under Public Law 114-94 (FAST Act) December 2015. The contents of the plan do not necessarily reflect the official views or policies of the USDOT.

This contents of this Comprehensive Plan reflect the City of Montevallo's community values. The Plan serves as a guide to interpreting citizen values into future land use decisions, capital investments and public policies. As such, the recommendations within this Comprehensive Plan are not legally binding upon the City of Montevallo.

# ACKNOWLEDGMENTS

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**Adopted by the Montevallo Planning and Zoning Commission on July 16, 2020**  
**Endorsed by the Montevallo City Council on July 27, 2020**





Source: Fotowerks Custom Photography



# ES

## EXECUTIVE SUMMARY

### **PURPOSE OF THE PLAN**

The Comprehensive Plan for the City of Montevallo is intended to define the City's overall vision for growth and redevelopment. It is not a law or a zoning ordinance but is intended to serve as a policy guide to community decision-making regarding land use, development, growth management and capital improvements decisions. It provides a framework for guiding public and private decisions that will affect new development as well as reinvestment in existing neighborhoods and business areas. A Comprehensive Plan is based on the citizens' vision of how they want their city to grow in the future— it is a long-term vision (typically covering 5 to 15 years) that may extend beyond the lifetime of those participating in drafting the plan.

The Comprehensive Plan is used as a guide for public investment decisions, to determine what types of transportation system investments are needed, to determine what changes are needed to recruit more businesses and jobs, to determine what housing needs exist, to protect environmentally sensitive areas and to determine what is needed for the safety and welfare of the citizens. The Plan is also a guide for zoning decisions, which in turn guides development permits in the City.



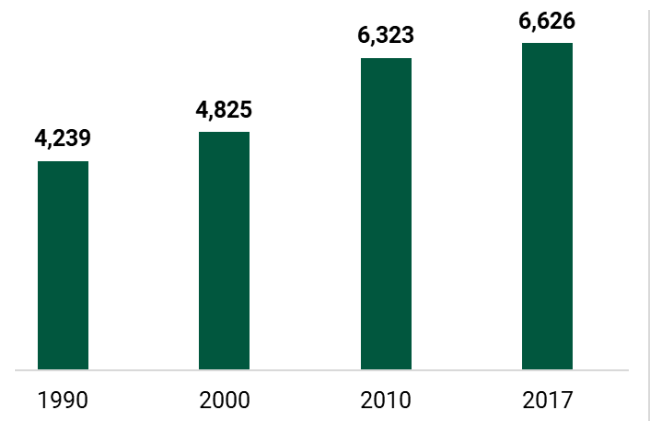
## MONTEVALLO TODAY

This section briefly highlights existing demographic and housing trends in Montevallo. See the **Appendix B Existing Conditions** and **Appendix C Housing Market Analysis** documents for full in-depth assessments of historic and current trends in Montevallo today.

### MONTEVALLO'S POPULATION HAS GROWN STEADILY.

Since 1990, Montevallo's population has increased at a consistent pace with the most growth occurring in the 2000's. The City added 303 residents between 2010 and 2017 for a percentage growth rate of 4.8%. The growth rate is similar to Shelby County's between 2000-2017 and 2010-2017, but is more than double the rate of growth in the Birmingham metro and state of Alabama during those time periods.

Figure ES.1: Montevallo Population (1990 - 2017)\*



### THERE IS A HIGH CONCENTRATION OF MID-LEVEL HOME VALUES.

The number of housing units in Montevallo grew from 1,897 in 2000 to 2,421 in 2017. The majority of homes in Montevallo (51.6%) are valued between \$100,000 and \$199,999, 22.7% of homes are valued under \$100,000, 16.9% are valued between \$200,000 and \$299,999, and only 8.9% are valued over \$300,000.



Montevallo's  
**median housing  
value** in 2017

**\$159,400**

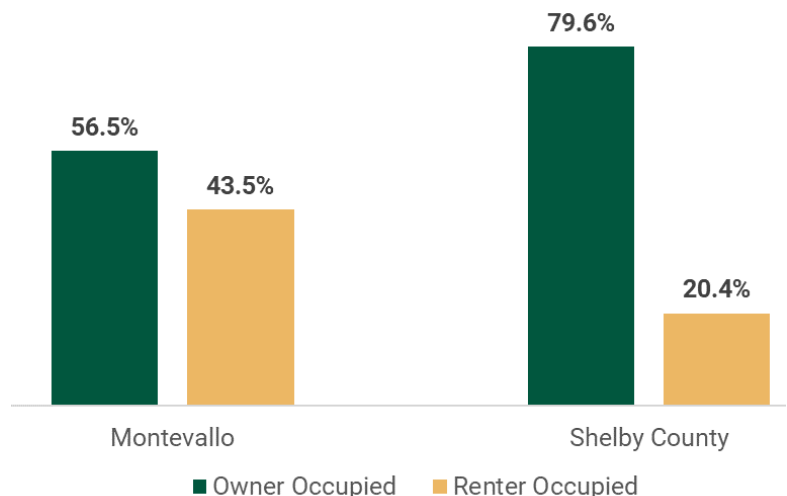
**52%**

Percentage of homes in Montevallo valued **between \$100K and \$199K** in 2017

### RENTER VS OWNER OCCUPIED HOUSING.

In 2017, 56.5% of Montevallo households were owner-occupied and 43.5% were renter-occupied. Montevallo's percentage of renters far exceeded those in Shelby County (20.4%). The City's student population is likely the major contributor to this stark contrast. In early 2020, the City of Montevallo surveyed five local leasing agents and asked them to report on the 23+ apartment complexes located throughout the City. The survey found that there are approximately 238 total apartment units, and 6% of the apartments were currently vacant.

Figure ES.2: Housing Tenure Comparison (2017)\*



\*Sources: U.S. Census and 2017 American Community Survey 5-Year Estimates



# PLAN ORGANIZATION

The Montevallo Comprehensive Plan provides a framework and a methodology for converting the community’s vision into a sustainable reality. The plan contains nine Chapters and three Appendices. Chapter 3 is a list of catalytic project ideas, and **Chapters 4-8** are organized by the following planning elements: Future Land Use, Transportation, Green Systems, Economic Development, and Livability and Code Reform. Each thematic chapter has goals and recommended actions that relate to the chapter’s theme. A description of each chapter and Appendix in the Plan is outlined in **Table ES.1**.

**Table ES.1: Plan Organization**

Plan Chapters		Description
1	<b>Plan Overview</b>	This chapter includes the purpose of the plan, the legal foundation for planning in Alabama, a summary of how the plan is organized, and a high level summary of the public involvement process.
2	<b>Montevallo Today</b>	This chapter briefly highlights existing conditions and trends in Montevallo (as provided in depth in Appendices B and C). Topics presented include demographics, median income, housing trends and the existing development footprint.
3	<b>Catalytic Project Ideas</b>	This chapter details 10 specific catalytic project ideas that are intended to enhance the City’s economic vitality, connect the City’s existing assets and direct new development opportunities.
4	<b>Future Land Use</b>	This chapter presents the Future Land Use Map, which will guide the City’s future zoning and land use decisions. Descriptions of the future land use categories and the future land use goals are also provided.
5	<b>Transportation</b>	This chapter provides goals and actions to enhance safety and expand the multi-modal transportation network (i.e. extend the Montevallo Parks Trail and provide more sidewalks and bicycle facilities).
6	<b>Green Systems</b>	This chapter provides goals and actions pertaining to parks and recreation facilities and how to better manage stormwater using green infrastructure and low impact development techniques.
7	<b>Economic Development</b>	This chapter provides recommended actions to help foster economic development in Downtown Montevallo while also supporting the local agriculture economy. It also includes a list of businesses that the City should seek to recruit to complement its existing businesses.
8	<b>Livability and Code Reform</b>	This chapter provides guidance for adopting new codes and programs to encourage a wide range of housing types and to improve the condition of rental housing units. It concludes with a lengthy list of recommended modifications to modernize and update the Zoning Ordinance.
9	<b>Implementation</b>	This chapter includes a detailed implementation matrix for how the Plan’s recommended goals and actions should be implemented. The matrix includes a list of lead partners that should help with implementing the actions, and the actions are assigned suggested time frames for implementation, which may vary based on economic influences, potential funding and other factors.
A	<b>Appendix A: Public Involvement Summary</b>	A detailed documentation of the results from the public involvement outreach strategies (i.e. survey results and information gathered through the outreach activities).
B	<b>Appendix B: Existing Conditions</b>	This document is an in-depth assessment of where Montevallo is today and covers a range of topics: a sociodemographic summary, zoning and development trends, an inventory of the existing community facilities, the sidewalk system, and mapping of the floodplains, wetlands, prime farmland and steep slopes that are environmental constraints to new development.
C	<b>Appendix C: Housing Market Analysis</b>	This document provides an overview of the historic and current residential housing trends in Montevallo, both for owner-occupied and renter-occupied housing.

## OVERVIEW OF THE PUBLIC INVOLVEMENT PROCESS

Robust public involvement is the most critical part of any planning process. Without input from the public and knowledge of their desires, concerns, and vision, the professional knowledge of planners is limited in the ability to create an implementable plan that is tailored to the community. A plan should be a collaboration between locals and the planning team, and as such the purpose is two-fold: for the planners to educate stakeholders on the purpose and process of planning and for the stakeholders to educate planners about their community. This collaborative effort creates a plan that is defensible, attainable, and reflective of the community it serves.

Knowing the importance of public involvement, the RPCGB planning team for this Montevallyo Comprehensive Plan used a multifaceted approach utilizing both in-person and online methods to gather as much information from the community as possible. The sections below highlight the outreach methods used by the planning team to inform their development of the Comprehensive Plan. A full public involvement summary is included in **Appendix A**.

## PROJECT WEBSITE

A formal website for the Montevallyo Comprehensive Plan was maintained by the RPCGB through the life of the project. This website, [www.MakingMontevallyo.com](http://www.MakingMontevallyo.com), served as an information gateway for the Plan, and provided easy access to plan documents, public meeting details, surveys, project facts and other information.

## EMAIL E-BLASTS

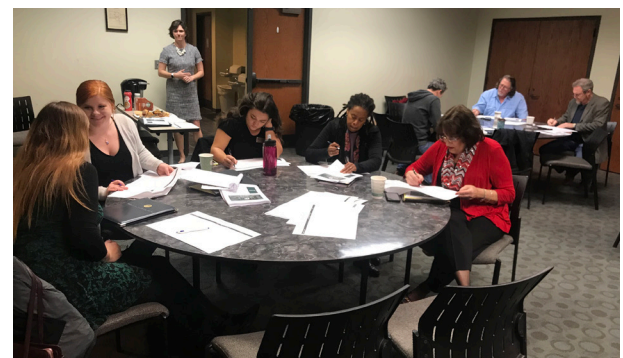
Email was the main form of communication used to provide information for the Montevallyo Comprehensive Plan events, calls to action, or plan milestones. Recipients included an initial list of stakeholders and residents created by Montevallyo City Hall and the RPCGB. Other recipients included those who opted in on the project website and

those who attended the Mayor's Hometown Hero's Breakfast and the Kickoff Open House events. It was the intention of this Plan that the email subscriber list would grow as the Plan progressed.

## STEERING COMMITTEE

A 25 person steering committee composed of city staff, boards, non-profits, residents, business owners and others with a stake in the future of Montevallyo played a critical role in ensuring that this new Comprehensive Plan is grounded in the values and the aspirations of the people of Montevallyo. The members of the diverse steering committee were selected by the Mayor's office based on their dedicated civic engagement, professional expertise, and knowledge of the City.

This steering committee played an integral role in relaying community needs to the planning team and communicating details of the planning effort to the general public.





## VISIONING SURVEY

This 20 question multiple-choice and open-ended survey was open for answers from September 29 to December 1, 2019, and in total 480 responses were received. The purpose of the survey was to assess the City's perceived strengths, challenges, opportunities, development patterns, and allowed for a satisfaction rating of city services at it pertains to the maintenance of local roads, code enforcement, police protection, the City's responsiveness to formal complaints, public facilities, fire and rescue services and parks and recreational facilities . The survey was promoted via E-blasts and hard copies were made available at Montevally City Hall, during City-led events, and at the Kickoff Open House on October 17, 2019. A Spanish translation was also made available.

A summary of the responses to each survey question is shown in **pages 14-23 of Appendix A Public Involvement Summary**.

## ONLINE MAPPING TOOL

An online mapping tool, called a Wikimap, was available on the project website and allowed participants to "map" their issues, needs, and ideas on an interactive street map of the City. Participants were able to note locations of community assets, areas that need improvement, opportunity ideas, traffic issue areas, streets needing sidewalks or bike facilities, along with any other issue or idea they wanted to geographically pinpoint. The Wikimap was open for answers from September 29 to December 1, 2019 and received 47 comments by 40 unique visitors.

To view the online Wikimapping tool results, see **pages 12-13 of Appendix A Public Involvement Summary** of the Plan.

## FACE-TO-FACE MEETINGS

The following face-to-face meetings were held with the general public:

### OCTOBER 17, 2019 KICKOFF OPEN HOUSE

The Kickoff Open House was held on October 17, 2019 from 5:30 to 7:00 PM at the Parnell Memorial Library. The Open House was promoted via flyers distributed throughout the City, email e-blasts, the project website and via the City of Montevallo's website and online calendar. In total there were 26 attendees.

The purpose of the Kickoff Open House was to gather feedback regarding the state of Montevallo today and citizen's issues and desires regarding future projects and priorities, economic development, transportation, infrastructure, quality of life, and planning and public services. Participants were encouraged to provide feedback to the planning team through the following interactive activities:

- Mapping Exercise
- Visioning Survey
- Priority Development Activity
- Issues & Opportunities Banners Activity

For detailed results of the Kickoff Open House activities, see **pages 26-32 of Appendix A Public Involvement Summary**.

### UNIVERSITY OF MONTEVALLO STUDENT OUTREACH

On the same date as the Kickoff Open house, October 17, 2019, the RPCGB Planning Team sought input from University of Montevallo students on campus at the Anna Irvin Dining Hall, from 11am to 1pm. Although college students may be a transient part of Montevallo's population, they are an integral part of Montevallo's economy and support local businesses and restaurants just like permanent residents.

Two activities were presented to the University of Montevallo students. These were designed to be taken quickly and easily by students during their

lunch break. The first was an abbreviated version of the visioning survey that was made widely available to the general public. The second was a priority exercise, where students were given a "budget" with monopoly money and asked to spend their allocated budget dollars on what they felt should be the highest priorities in Montevallo. Their choices were: additional nightlife and entertainment options, additional restaurants and coffee shops, additional shopping and retail options, additional off-campus housing, new park amenities, and more bike lanes and trails.

The students were offered the opportunity to win a \$25 Chevron gas gift card and receive a piece of Halloween candy for completing both the survey and budget activity. Over 100 students participated in the outreach activity.

To view the full results of the University of Montevallo student input activities, see **page 27 of Appendix A Public Involvement Summary**.

### OCTOBER 11, 2019 MAYOR'S HOMETOWN HERO'S BREAKFAST

RPCGB Principal Planner Lindsay Puckett was asked by the Mayor to give the keynote speech at the October 11, 2019 annual Montevallo Mayor's Hometown Hero's Breakfast. She spoke to a large local audience and took them on a "journey" through the Making of Montevallo – the past, present and future – while highlighting some visionary leaders, whose efforts shaped the City of Montevallo today.

The keynote speech also highlighted the importance of placemaking - What is the difference between a "Space" and a "Place"? and urged the audience to think about what places in Montevallo should be more meaningful and need investment. A hard copy of the visioning survey was available for the Mayor's Breakfast attendees to complete, and in addition the attendees were encouraged to sign-up for updates regarding the Montevallo Comprehensive Plan process.



**Table ES.2: Public Outreach Participation Rates**

Face-to-Face Meetings	Date	# of Participants
Kickoff Open House	10/17/2019	26
University of Montevallo students	10/17/2019	100
Planning Commission Public Hearing	7/16/2020	
Steering Committee Meetings		
Meeting #1	1/28/2020	14
Survey and Mapping Tools		
Visioning Survey – hard copy and online	9/29/2019 – 12/1/2019	480
Online Mapping Tool - Wikimap	9/29/2019 – 12/1/2019	40 unique visitors and 47 comments
Web Content		
Making Montevallo Website Unique Visitors	As of 3/23/2020	677



## CHAPTER 3 CATALYTIC PROJECT IDEAS

Chapter 3 describes each of the 10 catalytic project ideas recommended for Montevallo. Under each project is a project description and suggested actions or “next steps” to take to implement the project. In some cases, illustrated design concepts and photos have been included to provide an example and to supplement the descriptions, but note that they are not intended to constitute finalized design plans, and they do not negate individual property rights or zoning requirements.

Throughout the planning and public input process for this Comprehensive Plan, several capital projects and policies were identified for their potential to enhance the City’s economic vitality, connect the City’s existing assets and direct new development opportunities. For this reason, this chapter utilizes a “catalytic project idea” approach. These projects are catalytic because of their ability to have a direct, significant and positive economic impact on the City of Montevallo (e.g. through job creation, improved access and transportation, additional housing opportunities, enhanced public services and quality-of life, etc.) and because they have the potential to leverage investment both in their immediate project area and in surrounding areas with spin-off projects that can add long-term value to the property tax base.

At this stage, these ideas are a work in progress, and will require further analysis and detailed studies. Some of these ideas are substantial in nature and they will require longer implementation timeframes, a mix of the right partners and funding sources, while others are more manageable and will have shorter implementation timeframes.

## VISION MAP HIGHLIGHTING 10 CATALYTIC PROJECT IDEAS

The 10 recommended catalytic project ideas are shown on the map in **Figure ES.4**. The project ideas have been divided into two geographical subareas or sectors – the Downtown / Urban Core and the Highway 25 corridor. The catalytic projects are listed by their geographical subarea below:

### DOWNTOWN / URBAN CORE

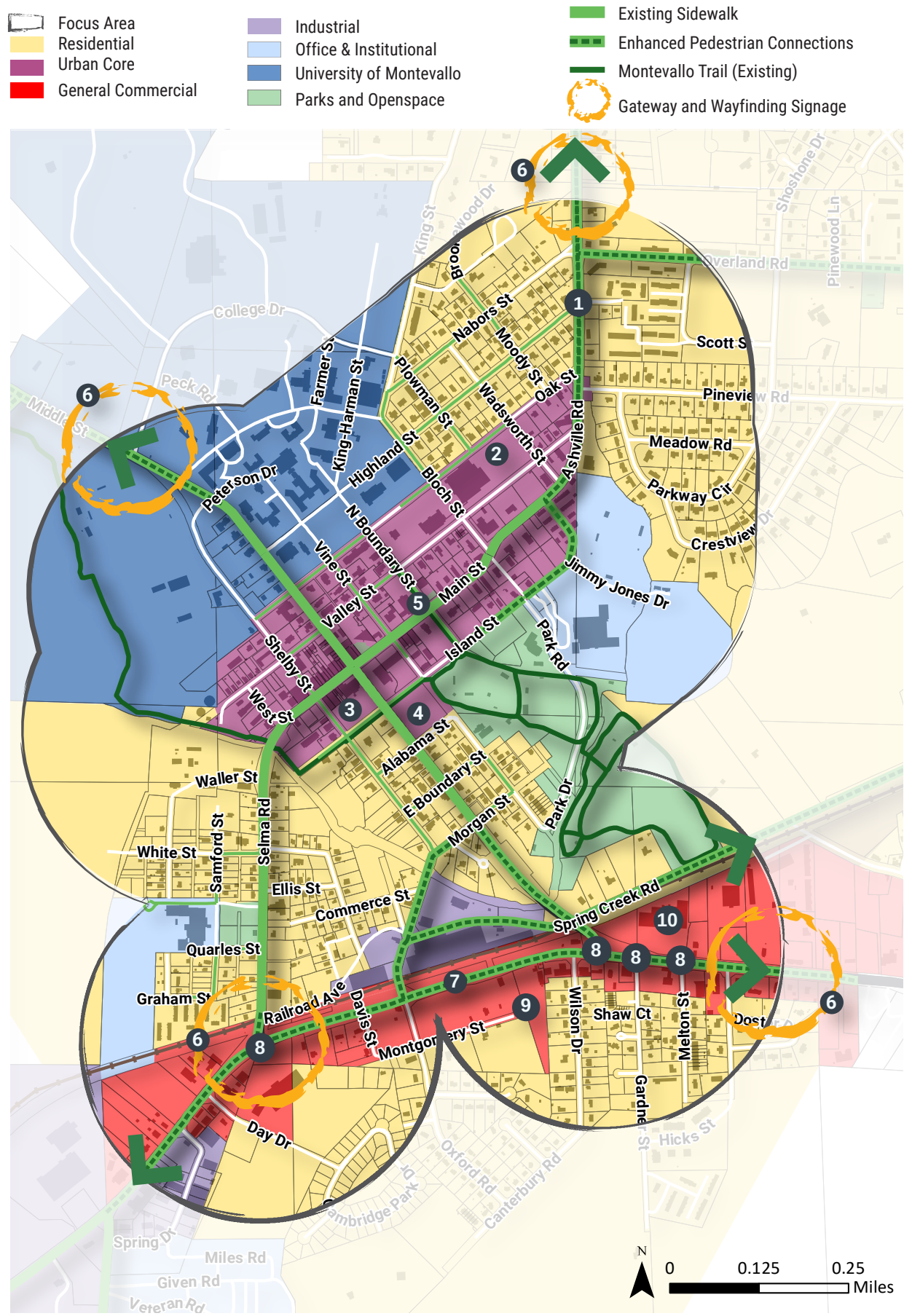
1. Explore the feasibility of extending the Montevallo Parks Trail to Shoal Creek Park and beyond.
2. Encourage density within a five-minute walk radius of Downtown.
3. Encourage the renovation of older buildings Downtown and fill vacant spaces.
4. Recruit a full-service hotel and conference center to locate within walking distance of Downtown Montevallo.
5. Establish an “arts and entertainment district” in the Downtown area.
6. Continue implementing a comprehensive system of wayfinding elements.

### HIGHWAY 25 CORRIDOR

7. Enhance pedestrian access between Downtown Montevallo and the Highway 25 commercial area.
8. Develop a set of streetscape improvements and access management standards for Highway 25.
9. Encourage infill and redevelopment through design standards and guidelines along Highway 25.
10. Explore the feasibility of constructing a community center with tornado shelter along Highway 25.



**Figure ES.3: Vision Map of Catalytic Project Ideas**



# CHAPTER 4 FUTURE LAND USE



Source: Fotowerks Custom Photography



Source: University of Montevallo



Source: Greater Birmingham MLS



The Future Land Use Map is a long-range tool intended to guide future zoning decisions. It is not a zoning map, but rather indicates the intended distribution and intensity of land uses over the next 10-20 years and should be used as a guide to define where different development land use types should be allowed to develop in the future.

## CHAPTER GOALS

**Goal #1:** Concentrate growth in compact areas where adequate infrastructure and public services exist.

**Goal #2:** Protect agricultural land and environmentally sensitive areas.

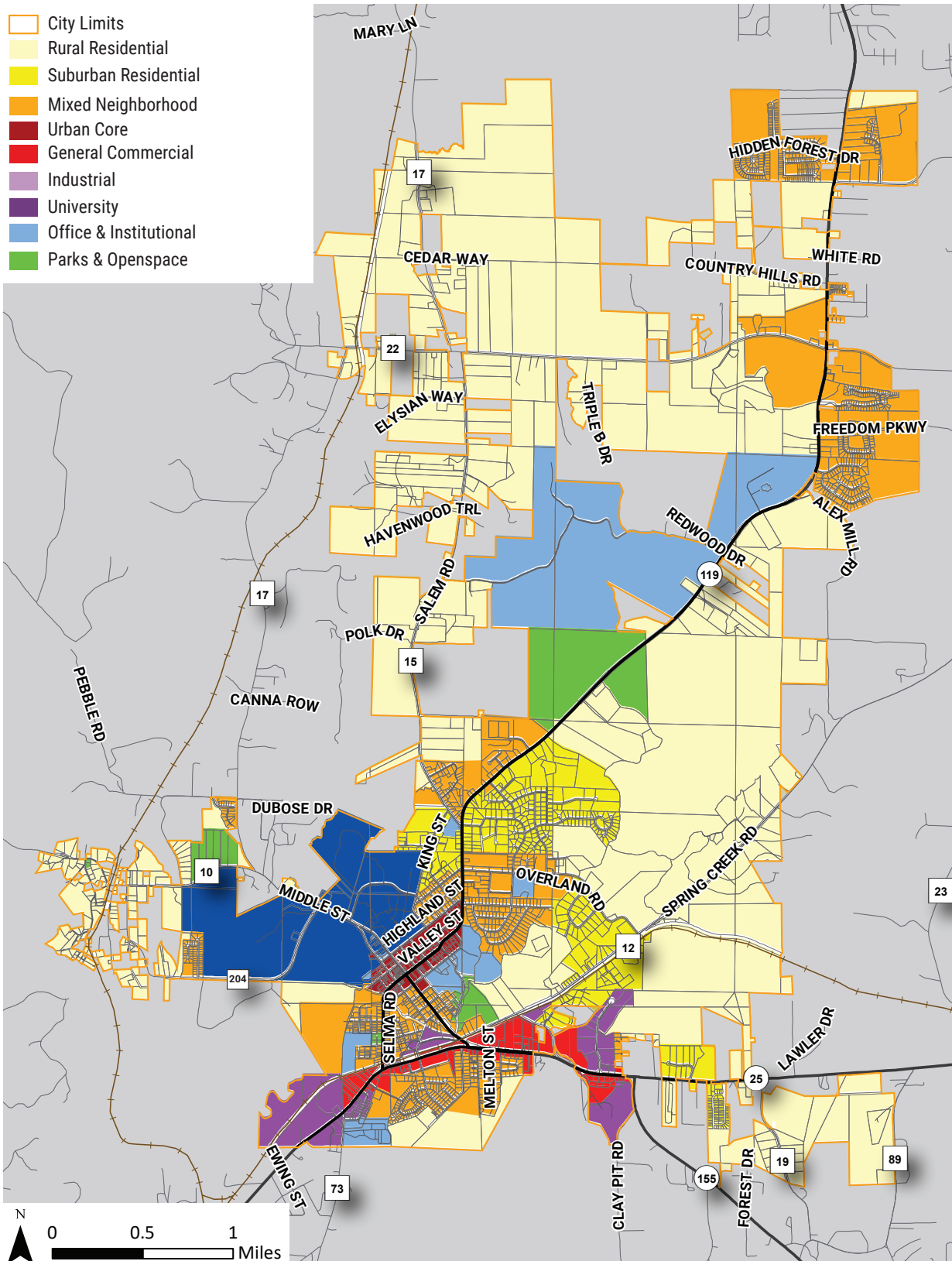
**Goal #3:** Coordinate annexation and new development plans with community service and utility providers to ensure adequate levels of service are extended to new growth areas and maintained in existing service areas.

## KEY ACTIONS

- Encourage mixed-use development and compact development within a five-minute walk radius of the Downtown / Urban Core area.
- Encourage and incentivize infill development and redevelopment.
- Allow new development in rural areas only when adequate infrastructure and public facilities are in place to accommodate growth and then only at a context and scale appropriate to the locale.
- Encourage developers to utilize Montevallo's Conservation Subdivision Standards.
- Promote the use of conservation easements.
- Establish a long-range annexation plan for the City.
- Adopt an Adequate Public Facilities Ordinance (APFO).



**Figure ES.4: Future Land Use Map**





# CHAPTER 5 TRANSPORTATION



Transportation plays a critical role in quality of life. It affects access to goods and services, recreational areas, education facilities, and more. Safe transportation connections have always been a precursor to growth and economic success. This chapter provides goals and recommended actions to develop a safe, healthy and efficient transportation network throughout Montevallo. The transportation network is a system of existing and improved vehicular, bicycle and pedestrian facilities that will assure that residents, workers, and visitors have high-quality mobility and access for all of their travel needs.

## CHAPTER GOALS . KEY ACTIONS

**Goal #1:** Expand mobility options throughout the City.

**Goal #2:** Preserve and enhance the safety and efficiency of the existing transportation system.

- Expand sidewalk coverage to connect citizens with essential needs and recreational opportunities.
- Construct context-sensitive bicycle infrastructure along strategic corridors.
- Explore the feasibility of extending the Montevallo Parks Trail to Shoal Creek Park and beyond.
- Enhance pedestrian access between Downtown Montevallo and the Highway 25 commercial area.
- Develop a traffic calming policy to reduce speeding in neighborhoods utilizing appropriate traffic calming measures.
- Provide accessible, safe crosswalks at targeted intersections and mid-block locations.
- Create a proactive street resurfacing program that emphasizes preventative maintenance.
- Dedicate funding annually to implement the City's ADA transition Plan.

# CHAPTER 6 GREEN SYSTEMS



Montevallo is blessed with beautiful rural landscapes, scenic parks with a variety of attractions, and waterways such as Shoal Creek. Orr Park is a major tourist attraction for the City of Montevallo and the new Shoal Creek Park is gaining more interest daily. This chapter discusses recommendations to help improve and maintain Montevallo's existing parks, how to expand recreational opportunities for residents, and how to ensure that Montevallo is able to protect the water quality of Shoal Creek by encouraging the use of improved construction sediment and erosion control best practices during development.

## CHAPTER GOALS

**Goal #1:** Ensure that parks and recreational facilities are safe and well maintained.

**Goal #2:** Expand recreational opportunities for residents.

**Goal #3:** Restore and sustain water quality, natural habitats and groundwater by incorporating best practices for environmental site design and stormwater management in development.

## KEY ACTIONS

- Modernize playground equipment at parks to include inclusive playground equipment.
- Address improvements need at existing parks.
- Prioritize the development of new parks in under-served residential areas throughout the City.
- Explore the feasibility of constructing a dog park, skate park and a "sports complex" with soccer and multi-purpose fields to alleviate the demand on other parks.
- Partner with the Tivity Health Silver Sneakers program to expand recreational programming for seniors in Montevallo.
- Encourage the use of Best Management Practices (BMPs) on all new developments during post-construction to control soil erosion and minimize sediment runoff.
- Provide incentives and education to developers and homeowners who utilize Low Impact Development (LID) or green infrastructure techniques in new developments.
- Develop a system of green streets.



# CHAPTER 7 ECONOMIC DEVELOPMENT



This chapter provides recommended actions for how the City can continue to foster economic development in Downtown Montevallo while also supporting the local agriculture economy. It also identifies several approaches the City should undertake to attract new businesses and grow the local economy.

## CHAPTER GOALS KEY ACTIONS

**Goal #1:** Foster economic development in Montevallo.

**Goal #2:** Support the local agriculture economy.

**Goal #3:** Market and recruit businesses that will diversify and complement existing businesses.

**Goal #4:** Continue to support Montevallo's workforce, small businesses, and start-ups.

- Organize, coordinate and promote additional events in Downtown Montevallo.
- Promote the use of food trucks and consider the establishment of designated food truck areas.
- Develop the "Crossroads" as a village center with a mix of uses.
- Establish a semi-permanent location for the Montevallo Farmers' Market.
- Create additional community gardens on vacant and other underutilized properties throughout the City.
- Encourage additional office and service uses in Downtown Montevallo.
- Recruit additional sit-down and full-service restaurants, retail and shopping options, and a small footprint grocery store or specialty store to locate in the City.
- Explore the feasibility of creating a "startup incubator" or shared co-working space for new businesses when the Montevallo Chamber of Commerce expands to a larger office location.



# CHAPTER 8 LIVABILITY & CODE REFORM



This chapter discusses recommendations to support a variety of housing options for current and future residents, how to create codes and programs to keep rental units from becoming nuisances in the eyes of the community and how to encourage better code enforcement and property maintenance. In addition, this chapter outlines several planning best practices that the City should implement to modernize and update regulations and ordinances.

## CHAPTER GOALS KEY ACTIONS

**Goal #1:** Adopt codes and programs to improve the condition of rental housing units.

**Goal #2:** Enhance code enforcement efforts and encourage better property maintenance.

**Goal #3:** Enhance public services and programs throughout the City.

**Goal #4:** Recommended Zoning Ordinance revisions using the Lean Code Tool.

- Adopt an adaptive reuse ordinance.
- Encourage the development of medium density infill housing to achieve a mix of housing types and a range of price points, such as cottage sized single-family homes and four-plexes.
- Adopt a Minimum Housing Ordinance to establish minimum standards for rental housing units.
- Create a rental property licensing inspection system and establish a Good Landlord Program.
- Create a "Citizen's Guide for Code Enforcement" that enables citizens to report code violations and blighted properties.
- Partner with Shelby County to establish an elderly and disabled assistance program where residents can register to receive help with maintaining their property.
- Improve broadband internet availability.
- Expand outreach methods to ensure that every Montevallo resident, business owner, and stakeholder can effectively participate in future planning efforts.
- Continue to invest in the Senior Center and make improvements as needed.
- Continue to be an active partner with AARP in their Livable Communities and Rural Livability initiatives.

## CHAPTER 9 IMPLEMENTATION

This Montevallo Comprehensive Plan sets forth a bold vision for the future of the City of Montevallo and includes a set of action steps to achieve the goals. The Plan focuses on a mix of catalytic project ideas as well as policy and program initiatives, and it identifies criteria for decision making and the kinds of projects that are preferred, given the goals of this Plan. This Plan will require a significant commitment of time, energy and financial resources to implement and is intended to be implemented incrementally over time, one step at a time.

The adoption of this Montevallo Comprehensive Plan is the first step in the implementation process. It is the product of considerable efforts on the part of the City of Montevallo, Montevallo Main Street, the Montevallo Chamber of Commerce as well as many other community leaders and concerned citizens. Working with a range of implementation partners, the Mayor's Office, City Clerk, City Council and staff within the various municipal departments should be the lead facilitators to implement the Plan. This Plan should be revisited and updated over the coming years to ensure that the catalytic project ideas and recommended actions still meet the desires of the community and to ensure that there is adequate political support for these ongoing planning efforts. Continued community discussion and cooperation will be necessary.

It is important to note that the contents of this Comprehensive Plan are designed to serve as a guide for growth and development, in both the public and private sectors, and as such are not binding upon the City of Montevallo when making specific land use decisions and public investments. This Comprehensive Plan is not a law or a zoning ordinance and instead is intended to serve as a policy guide for community decision-making regarding land use, development, growth management and capital improvements decisions.

## IMPLEMENTATION MATRIX TABLES

To guide the implementation of this Plan, the following matrix and summary tables have been created. The catalytic project ideas from **Chapter 3** are organized into an implementation matrix in **Table ES.3** and the goals and actions from **Chapters 4-8** of the Comprehensive Plan are listed in **Table ES.4**. The tables highlight the list of recommended action items, their relevant page numbers in the Plan, a suggested time frame for completion of each item, as well as potential partners who can be charged with leading the implementation efforts.

The suggested time frames for implementation may vary based on economic influences, potential funding sources and other factors, but they are defined as:

- **Short-term:** tasks that could be initiated and/or implemented within 1-5 years of the adoption of the Comprehensive Plan,
- **Long-term:** tasks that are on 6 year or greater time frame after the adoption of the Comprehensive Plan.
- **On-going:** tasks that may be implemented in a series of incremental steps involving numerous partners, or tasks that are ongoing, continuous efforts.

## IMPLEMENTATION PARTNERS

Since the Comprehensive Plan is intended to be implemented over several years, during which administrations, departments, boards and commissions may change, it is important to identify which partners should take the lead and be in a supporting role for a particular action task. It is important to note that the policies and recommended actions outlined in the matrices are for consideration only, and do not constitute an obligation on any City department, agency or organization's part to lead, support or participate in any given activity. The implementation matrices simply identify the recommended actions and potential partners in furthering the plan's goals and actions.

**Table ES.3: Implementation Matrix for Chapter 3 Catalytic Project Ideas**

Chapter 3 - Catalytic Project Ideas				
#	Catalytic Project Idea	Page #	Time Frame	Potential Lead Partners
1	Explore the feasibility of extending the Montevallo Parks Trail to Shoal Creek Park and beyond.	36	Long-term	Mayor and City Council, Montevallo Development Cooperative District, RPCGB, engineering design consultant, property owners
2	Encourage density within a five-minute walk radius of Downtown.	38	On-going	Mayor and City Council, Planning and Zoning Commission, Montevallo Housing Authority, developers
3	Encourage the renovation of older buildings Downtown and fill vacant spaces.	42	On-going	Mayor and City Council, downtown property and business owners, Main Street Montevallo, Montevallo Chamber of Commerce, University of Montevallo
4	Recruit a full-service hotel and conference center to locate within walking distance of Downtown Montevallo.	44	Long-term	Mayor and City Council, 58 INC., Montevallo Development Cooperative District
5	Establish an "arts and entertainment district" in the Downtown area.	46	Short-term	City Council, Montevallo Main Street, restaurants and businesses, Montevallo Arts Council
6	Continue implementing a comprehensive system of wayfinding elements.	48	Short-term	Mayor and City Council, Montevallo Development Cooperative District, Montevallo Arts Council, committee
7	Enhance pedestrian access between Downtown Montevallo and the Highway 25 commercial area.	52	Short and long-term	Mayor and City Council, Montevallo Development Cooperative District, ALDOT, RPCGB, engineering design consultant, property owners and Norfolk Southern Railroad, AARP
8	Develop a set of streetscape improvements and access management standards for Highway 25.	54	Short-term	Mayor and City Council, City Engineer, Montevallo Development Cooperative District, Montevallo Chamber of Commerce
9	Encourage infill and redevelopment through design standards and guidelines along Highway 25.	58	Short-term	Mayor and City Council, Planning and Zoning Commission, design consultant, property owners and developers
10	Explore the feasibility of constructing a community center with tornado shelter along Highway 25.	62	Long-term	Mayor and City Council, Montevallo Development Cooperative District



**Table ES.4:** Implementation Matrix for Actions in Chapters 4-8

<b>Chapter 4 - Future Land Use</b>				
<b>#</b>	<b>Action</b>	<b>Page #</b>	<b>Time Frame</b>	<b>Potential Lead Partners</b>
<b>Goal #1: Concentrate growth in compact areas where adequate infrastructure and public services exist.</b>				
1	Encourage mixed-use development and compact development within a five-minute walk radius of the Downtown / Urban Core area.	80	On-going	City Clerk, Planning and Zoning Commission, Shelby County Development Services, developers
2	Encourage and incentivize infill development and redevelopment.	81	Short-term	City Clerk, Planning and Zoning Commission, Shelby County Development Services, developers
3	Allow new development in rural areas only when adequate infrastructure and public facilities are in place to accommodate growth and then only at a context and scale appropriate to the locale.	81	On-going	Mayor and City Council, Planning and Zoning Commission, Shelby County Development Services
4	Develop the "Crossroads" as a village center with a mix of uses.	81	Long-term	Mayor and City Council, Planning and Zoning Commission, Shelby County Development Services, developers
<b>Goal 2: Protect agricultural land and environmentally sensitive areas.</b>				
1	Encourage developers to utilize Montevallo's Conservation Subdivision Standards.	82	On-going	City Clerk, Planning and Zoning Commission, City Engineer, Shelby County Development Services, developers
2	Promote the use of conservation easements.	82	On-going	City Clerk, Planning and Zoning Commission, City Engineer, Shelby County Development Services, Freshwater Land Trust
3	Encourage conservation development through the use of "density bonuses."	84	On-going	City Clerk, Planning and Zoning Commission, City Engineer, Shelby County Development Services, Freshwater Land Trust
<b>Goal 3: Coordinate annexation and new development plans with community service and utility providers to ensure adequate levels of service are extended to new growth areas and maintained in existing services areas.</b>				
1	Establish a long-range annexation plan for the City.	86	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission
2	Adopt an Adequate Public Facilities Ordinance (APFO).	86	Long-term	Mayor and City Council, City Clerk, City Engineer
3	Require a fiscal impact analysis for all major new developments.	87	Short-term	Mayor and City Council, City Clerk, City Engineer, Planning and Zoning Commission

Chapter 5 - Transportation				
#	Action	Page #	Time Frame	Potential Lead Partners
<b>Goal 1: Expand mobility options throughout the City.</b>				
1	Expand sidewalk coverage to connect citizens with essential needs and recreational opportunities.	91	Short-term	Mayor and City Council, Montevallo Development Cooperative District, Sustainability Coordinator, Shelby County Development Services, ALDOT, AARP
2	Construct context-sensitive bicycle infrastructure along strategic corridors.	92	Long-term	Mayor and City Council, Shelby County Development Services, Sustainability Coordinator, RPCGB, ALDOT
3	Adopt a Complete Streets ordinance.	94	Short-term	Mayor and City Council, City Clerk, Sustainability Coordinator, City Engineer, Planning and Zoning Commission
4	Explore the feasibility of extending the Montevallo Parks Trail to Shoal Creek Park and beyond.	99	Long-term	Mayor and City Council, Montevallo Development Cooperative District, Sustainability Coordinator, RPCGB, engineering consultant, property owners
5	Enhance pedestrian access between Downtown Montevallo and the Highway 25 commercial area.	99	Short-term	Mayor and City Council, Montevallo Development Cooperative District, Sustainability Coordinator, ALDOT, RPCGB, engineering consultant, property owners and Norfolk Southern Railroad, AARP
6	Provide additional bike racks throughout the City at civic buildings and in other strategic locations.	99	Short-term	Montevallo Sustainability Coordinator, community facilities, property owners
<b>Goal 2: Preserve and enhance the safety and efficiency of the existing transportation system.</b>				
1	Develop a traffic calming policy to reduce speeding in neighborhoods utilizing appropriate traffic calming measures.	102	Short-term	Mayor and City Council, City Engineer, Public Works and Sanitation Department
2	Provide accessible, safe crosswalks at targeted intersections and mid-block locations.	104	Short and long-term	Mayor and City Council, City Engineer, Montevallo Development Cooperative District, ALDOT, design consultants, AARP
3	Create a proactive street resurfacing program that emphasizes preventative maintenance.	106	Short and long-term	Mayor and City Council, City Engineer, Public Works and Sanitation Department
4	Annually update a Local Transportation Plan to receive Rebuild Alabama Act funds.	106	On-going	Mayor and City Council, City Clerk, City Engineer
5	Maintain a list of shovel-ready projects eligible for ATRIP-II and RAA Grant funds.	106	Short-term	Mayor and City Council, City Clerk, City Engineer
6	Dedicate funding annually to implement the City's ADA Transition Plan	108	Short-term	Mayor and City Council, City Clerk, City Engineer, Sustainability Coordinator, Public Works and Sanitation Department

Chapter 6 - Green Systems				
#	Action	Page #	Time Frame	Potential Lead Partners
<b>Goal 1: Ensure that parks and recreational facilities are safe and well maintained.</b>				
1	Modernize playground equipment at parks to include inclusive playground equipment.	112	Short-term	Mayor and City Council, Parks and Recreation Department, Parks and Recreation Board
2	Address improvements needed at Orr Park.	112	Short and long-term	Mayor and City Council, Parks and Recreation Department, Parks and Recreation Board
3	Address improvements needed at Shoal Creek Park.	113	Short and long-term	Mayor and City Council, Parks and Recreation Department, Shoal Creek Park Foundation
4	Address improvements needed at Stephens Park.	113	Short and long-term	Mayor and City Council, Parks and Recreation Department, Parks and Recreation Board
5	Address improvements needed at George Daily Park.	114	Short and long-term	Mayor and City Council, Parks and Recreation Department, Parks and Recreation Board
6	Sponsor community clean-up and maintenance campaigns for area parks.	114	Short-term	Parks and Recreation Board
<b>Goal 2: Expand recreational opportunities for residents.</b>				
1	Develop a parks and recreation master plan.	115	Short-term	Mayor and City Council, Parks and Recreation Department, Parks and Recreation Board, landscape architecture / planning consultant
2	Create connections via sidewalks and trails to existing and future park space.	115	Short and long-term	Mayor and City Council, Parks and Recreation Department, City Engineer, AARP
3	Prioritize the development of new parks in under-served residential areas throughout the City.	115	Short and long-term	Mayor and City Council, Planning and Zoning Commission, Parks and Recreation Department
4	Explore the feasibility of constructing a dog park.	117	Short-term	Mayor and City Council, Parks and Recreation Department
5	Explore the feasibility of constructing a skate park.	117	Short-term	Mayor and City Council, Parks and Recreation Department
6	Explore the feasibility of developing a "sports complex" with soccer and multi-purpose fields to alleviate the demand on other parks.	117	Long-term	Mayor and City Council, Parks and Recreation Department, Shelby County
7	Collaborate with Shelby County to construct an equestrian park and/or equestrian trails.	117	Long-term	Mayor and City Council, Shelby County, local equestrian community



Chapter 6 - Green Systems				
#	Action	Page #	Time Frame	Potential Lead Partners
8	Incorporate interactive outdoor fitness stations into existing parks.	117	Short-term	Mayor and City Council, Parks and Recreation Department
9	Partner with the Tivity Health SliverSneakers program to expand recreational programming for seniors in Montevallo.	118	Short-term	Tivity Health, Senior Center, senior citizens, AARP
10	Create a youth sports sponsor program to allow children and teens with financial challenges to participate in city parks and recreation programs.	118	Short-term	Mayor and City Council, Parks and Recreation Board
11	Follow Crime Prevention Through Environmental Design (CPTED) guidelines for parks and open spaces.	118	Short and long-term	Mayor and City Council, Parks and Recreation Department
<b>Goal 3: Restore and sustain water quality, natural habitats and groundwater by incorporating best practices for environmental site design and stormwater management in development.</b>				
1	Encourage the use of Best Management Practices (BMPs) on all new developments during post-construction to control soil erosion and minimize sediment runoff.	120	On-going	Montevallo Water and Sewer Board, City Engineer, Montevallo Sustainability Coordinator, Shelby County Development Services, developers
2	Provide incentives and education to developers and homeowners who utilize Low Impact Development (LID) or green infrastructure techniques in new developments.	120	Long-term	Mayor and City Council, Planning and Zoning Commission, developers, homeowners, Montevallo Water and Sewer Board, Montevallo Sustainability Coordinator, U.S. Green Council of AL
3	Adopt a riparian buffer ordinance to manage development within a certain distance from streams and wetlands to protect water quality and habitats.	122	Short-term	Mayor and City Council, Planning and Zoning Commission, City Engineer, Montevallo Water and Sewer Board, Montevallo Sustainability Coordinator
4	Develop a system of green streets.	122	Long-term	City Engineer, Montevallo Sustainability Coordinator, Public Works and Sanitation Department, Montevallo Water and Sewer Board

Chapter 7 - Economic Development				
#	Action	Page #	Time Frame	Potential Lead Partners
<b>Goal 1: Foster economic development in Montevallo.</b>				
1	Create a Downtown Montevallo comprehensive branding system of graphics and elements.	130	On-going	Mayor and City Council, Main Street Montevallo, consultant
2	Create an online and print-on-demand "Business Tool Kit".	130	Short-term	Main Street Montevallo, consultant
3	Develop and promote small business and entrepreneurial opportunities in Downtown Montevallo.	131	On-going	Main Street Montevallo, Montevallo Chamber of Commerce, Montevallo Development Cooperative District, downtown property and business owners
4	Consider establishing a Green Business Recognition Program.	131	Short-term	Montevallo Sustainability Coordinator, Montevallo Chamber of Commerce, local businesses
5	Create additional e-commerce capabilities for small businesses in Montevallo.	131	Short-term	Main Street Montevallo, 58 INC., local businesses
6	Continue to build and work to enhance Montevallo Main Street's Facebook presence, and overtime, create a dedicated website to promote downtown businesses.	132	On-going	Main Street Montevallo
7	Organize, coordinate and promote additional events in Downtown Montevallo.	132	On-going	Main Street Montevallo, Montevallo Chamber of Commerce
8	Continue to integrate public art throughout Downtown Montevallo.	132	Short-term	Main Street Montevallo, Montevallo Arts Council, property owners, local artists
9	Promote the use of food trucks and consider the establishment of designated food truck areas.	132	Short-term	City Clerk, Montevallo Chamber of Commerce, local restaurants, food truck owners
10	Develop the "Crossroads" as a village center with a mix of uses.	136	Long-term	Mayor and City Council, Planning and Zoning Commission, developers
<b>Goal 2: Support the local agriculture economy.</b>				
1	Establish a semi-permanent location for the Montevallo Farmers' Market.	137	On-going	Montevallo Chamber of Commerce, Montevallo Sustainability Coordinator, local farmers and artisans
2	Encourage agri-tourism and eco-tourism activities.	137	Short-term	Montevallo Chamber of Commerce, Montevallo Sustainability Coordinator, property owners
3	Encourage the creation of a local Community Supported Agriculture (CSA) program.	138	Short-term	Montevallo Chamber of Commerce, Montevallo Sustainability Coordinator, local and regional farmers
4	Create additional community gardens on vacant and other underutilized properties throughout the City.	138	Short-term	University of Montevallo Environmental Club, Montevallo Sustainability Coordinator, local organizations and neighborhoods

Chapter 7 - Economic Development				
#	Action	Page #	Time Frame	Potential Lead Partners
<b>Goal 3: Market and recruit businesses that will diversity and complement existing businesses.</b>				
1	Continue to collect, maintain and track information on real market conditions and trends.	140	On-going	City Clerk and Main Street Montevallo
2	Compile and maintain a current database of properties and spaces available for sale and lease throughout the City.	140	Short-term	Main Street Montevallo, Montevallo Chamber of Commerce, City Clerk
3	Strengthen the Montevallo Main Street Committees with access to the expertise of local professionals.	141	Short-term	Main Street Montevallo, University of Montevallo College of Business, 58 INC.
4	Encourage additional office and service uses in Downtown Montevallo.	141	Short-term	Montevallo Main Street, Montevallo Chamber of Commerce and community development partners
5	Recruit additional sit-down and full-service restaurants to the City.	141	Short-term	Montevallo Chamber of Commerce, 58 INC.
6	Recruit more retail and shopping options to the City.	142	Short-term	Montevallo Chamber of Commerce, 58 INC.
7	Recruit additional family-friendly entertainment options to the City.	142	Short-term	Montevallo Chamber of Commerce, 58 INC.
8	Encourage a small footprint grocery store or specialty store to locate in the City.	142	Short-term	Montevallo Chamber of Commerce, 58 INC.
<b>Goal 4: Continue to support Montevallo's workforce, small businesses, and start-ups.</b>				
1	Support 58 INC. and Create Birmingham to create a Shelby County location for CO. STARTERS.	142	Short-term	58 INC., Create Birmingham, local entrepreneurs
2	Explore the feasibility of creating a "startup incubator" or shared co-working space for new businesses when the Montevallo Chamber of Commerce expands to a larger office location.	143	Short-term	58 INC., Montevallo Chamber of Commerce, new businesses
3	Advertise the High School Ready to Work (RTW) Initiative.	143	On-going	58 INC., Montevallo Chamber of Commerce, new businesses
4	Encourage students and adults to seek employment in the IT sector by connecting them to local initiatives like Innovate Birmingham	143	On-going	58 INC., Innovate Birmingham, local residents
5	Promote the Thrive Together-Shelby County Initiative.	143	On-going	58 Inc., University of Montevallo, The Women's Fund of Greater Birmingham, The Children's Trust Fund of Alabama



Chapter 8 - Livability and Code Reform				
#	Action	Page #	Time Frame	Potential Lead Partners
<b>Goal 1: Adopt and update codes to encourage a wide range of housing types.</b>				
1	Adopt the 2018 International Existing Building Code.	146	Short-term	Mayor and City Council, City Clerk, Code Enforcement Officer
2	Adopt an adaptive reuse ordinance.	146	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, Historic Commission
3	Encourage the development of medium density infill housing to achieve a mix of housing types and a range of price points, such as cottage sized single-family homes and four-plexes.	146	On-going	City Clerk, Planning and Zoning Commission, developers
4	Encourage developers to utilize Montevallo's Form-Based Subdivision Standards to build traditional neighborhoods instead of conventional subdivisions.	147	On-going	City Clerk, Planning and Zoning Commission, Shelby County Development Services, developers
5	Adopt a small-lot subdivision ordinance and/or a cottage court ordinance.	148	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission
6	Encourage the development of senior housing facilities.	148	Long-term	City Clerk, Planning and Zoning Commission, developers
7	Adopt an inclusionary zoning ordinance with the intent of increasing the supply of affordable housing.	148	Short-term	Mayor and City Council, City Clerk, Montevallo Housing Authority, Planning and Zoning Commission
<b>Goal 2: Adopt codes and programs to improve the condition of rental housing units.</b>				
1	Adopt a Minimum Housing Ordinance to establish minimum standards for rental housing units.	149	Short-term	Mayor and City Council, City Clerk, Code Enforcement Officer, Housing Abatement Board
2	Modify the R-2 Single Family District and R-4 Multiple Family Dwelling District in the Zoning Ordinance to include additional regulations to ensure the healthy, safety, welfare, and aesthetic improvement of duplexes, apartments, town houses and multiple family dwellings.	150	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission

Chapter 8 - Livability and Code Reform				
#	Action	Page #	Time Frame	Potential Lead Partners
<b>Goal 2: Adopt codes and programs to improve the condition of rental housing units.</b>				
3	Create a rental property licensing inspection system and establish a Good Landlord Program.	150	Short-term	Mayor and City Council, City Clerk
<b>Goal 3: Enhance code enforcement efforts and encourage better property maintenance.</b>				
1	Adopt newer versions of the technical codes promulgated by the International Code Council.	151	Short and long-term	Mayor and City Council, City Clerk
2	Adopt the 2018 International Property Maintenance Code.	154	Short-term	Mayor and City Council, City Clerk, Code Enforcement Officer
3	Create a "Citizen's Guide for Code Enforcement" that enables citizens to report code violations and blighted properties.	154	Short-term	Mayor and City Council, City Clerk, Code Enforcement Officer
4	Partner with Shelby County to establish an elderly and disabled assistance program where residents can register to receive help with maintaining their property.	154	Short-term	City Clerk, Shelby County, Montevallo Senior Center
5	Be more aggressive about ticketing vehicles that park in the "no parking zones."	155	On-going	Police Department
6	Enforce the code requirements that limit residents from parking in their front yards.	157	On-going	Code Enforcement Officer / Police Department
<b>Goal 4: Enhance public services, facilities and programs throughout the City.</b>				
1	Improve broadband internet availability.	158	Short-term	Mayor and City Council, internet providers
2	Sponsor mobile health clinics.	158	Short-term	Mayor and City Council
3	Continue to regularly update the City of Montevallo website with City Council meeting agendas.	158	On-going	City Clerk, Mayor's Office
4	Continue the City's initiative to provide documents in both English and Spanish.	158	On-going	City Clerk, Mayor's Office
5	Expand outreach methods to ensure that every Montevallo resident, business owner, and stakeholder can effectively participate in future planning efforts.	158	On-going	City Clerk, Mayor's Office
6	Continue to improve the quality of animal control.	158	On-going	Animal Services Department

Chapter 8 - Livability and Code Reform				
#	Action	Page #	Time Frame	Potential Lead Partners
<b>Goal 4: Enhance public services, facilities and programs throughout the City.</b>				
7	Conduct an analysis of garbage pickup to determine if an increase in frequency is warranted.	160	Short-term	Public Works and Sanitation, Montevallo Sustainability Coordinator
8	Develop programs and initiatives to minimize illegal dumping.	161	Short-term	Public Works and Sanitation, Montevallo Sustainability Coordinator
9	Work with Shelby County to ensure that seniors have access to a range of services and programs.	161	Short-term	Montevallo Senior Center, Shelby County, AARP, senior citizens
10	Continue to invest in the Senior Center and make improvements as needed.	161	Short and long-term	Montevallo Senior Center, senior citizens
11	Collaborate with the Parnell Memorial Library, Library Foundation and Montevallo Mainstreet Players to sponsor a children's theater group.	162	Short-term	Parnell Memorial Library and Montevallo Mainstreet Players
12	Continue to support and promote the Impact Montevallo and Shelby County's Compact 2020 initiatives.	162	On-going	Impact Montevallo and Shelby County Compact 2020
13	Prepare for the future need of a full-time salaried City fire department with Advanced Life Support EMS.	162	Long-term	Mayor and City Council, City Clerk and Volunteer Fire Department
14	Implement energy efficient technologies and policies to improve the energy efficiency in city-owned buildings and parks.	162	On-going	Montevallo Sustainability Coordinator, Alabama Power, Parks and Recreation Department
15	Continue to be an active partner with AARP in their Livable Communities and Rural Livability initiatives.	163	On-going	Mayor and City Council, Montevallo Sustainability Coordinator, AARP
<b>Goal 5: Recommended Zoning Ordinance revisions to improve regulatory procedures.</b>				
1	Provide a list of current development application fees (LCT Section 1.5).	166	Short-term	City Clerk, Planning and Zoning Commission, Shelby County Development Services
2	Set development thresholds (LCT Section 1.10).	166	Short-term	City Clerk, Planning and Zoning Commission, inter-departmental coordination
3	Develop criteria under Article 5 General Regulations for clear and objective-by-right standards with levels of required review (LCT Section 1.11).	166	Short-term	City Clerk, Planning and Zoning Commission, Shelby County Development Services



Chapter 8 - Livability and Code Reform				
#	Action	Page #	Time Frame	Potential Lead Partners
<b>Goal 6: Recommended Zoning Ordinance revisions to enhance urban form.</b>				
1	Revise Section 5.C Dimensional Standards – Building Height in the Urban Core Overlay District to allow for buildings up to four (4) stories, or 48 feet.	167	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission
2	Revise the B-2 District, R-4 District, Urban Core Overlay District, and Scenic Overlay Districts to amend front setback regulations to specify front yard setback ranges instead of just minimums (LCT Section 2.2).	167	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, Design Review Committee
3	Revise the Urban Core Overlay District to implement a pedestrian/access street grid (A/B) to regulate pedestrian and access streets with two set of standards (LCT Section 2.6).	167	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, Design Review Committee
<b>Goal 7: Recommended Zoning Ordinance revisions for parking and access standards.</b>				
1	Revise the B-2 General Commercial District to establish parking location criteria that would apply to new developments (LCT Section 2.3).	168	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, City Engineer
2	Reduce parking stall and aisle sizes in all commercial districts (LCT Section 4.1).	168	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, City Engineer
3	Adopt reduced parking requirements for affordable housing (LCT Section 4.3).	168	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, City Engineer
4	Reduce or remove minimum parking requirements in the Urban Core Overlay District (LCT Section 4.5).	168	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, Design Review Committee
5	Revise the B-1 District, B-2 District, and R-4 Districts to limit frequency and widths of curb cuts (LCT Section 3.3).	169	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, City Engineer

Chapter 8 - Livability and Code Reform				
#	Action	Page #	Time Frame	Potential Lead Partners
<b>Goal 8: Recommended Zoning Ordinance revisions to permitted uses.</b>				
1	Add a summary table of permitted and conditional uses across all zoning categories.	170	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, Shelby County Development Services
2	Revise the zoning use categories to align with the larger use categories within the International Building Code (LCT Section 5.7).	170	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, Shelby County Development Services
3	Permit residential uses on ground floors in the Urban Core Overlay District (LCT Section 5.1).	170	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, Design Review Committee
4	Provide a definition for mixed-use in the Zoning Ordinance and revise the permitted uses in the B-1, B-2 and O&I districts to permit it, but not necessarily require it (LCT Section 5.2).	170	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission
5	Permit, non-hazardous, small-scale manufacturing and light industrial in the B-2 District and in the Urban Core Overlay District (LCT Section 5.3).	171	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, Design Review Committee
6	Permit home occupations in all residential zoning districts (LCT Section 5.5).	171	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission
7	Provide a definition for live-work units and permit live-work units in all districts except low-density single-family and industrial districts (LCT Section 5.5).	171	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission
8	Add definitions for brewery, micro-brewery, and brew pub and revise the permitted uses in the B-2 and M-1 districts to permit them accordingly.	172	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission

**Chapter 8 - Livability and Code Reform**

#	Action	Page #	Time Frame	Potential Lead Partners
<b>Goal 8: Recommended Zoning Ordinance revisions to permitted uses.</b>				
9	Modify the R-2 Single Family District and R-4 Multiple Family Dwelling District in the Zoning Ordinance to include additional regulations to ensure the healthy, safety, welfare, and aesthetic improvement of duplexes, apartments, town houses and multiple family dwellings.	172	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission
<b>Goal 9: Other recommended Zoning Ordinance revisions.</b>				
1	Modify the Sign Regulations to ensure content-neutrality (LCT Section 6.1).	173	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, planning consultant
2	Revise the Urban Core Overlay District, the Scenic Corridor Overlay District, and the R-4 District to reduce traffic impact study requirements by determining a threshold below which projects may be exempted from providing a traffic impact study (LCT Section 7.4).	173	Short-term	Mayor and City Council, City Clerk, Planning and Zoning Commission, Design Review Committee, City Engineer



