

MEETING AGENDA



District 1
Matthew Wilson

District 2
Raevan Howard
Alternate

District 3
Norman Crow

District 4
Lee Busby

District 5
Kip Tyner
Member

District 6
John Faile
Chairperson

District 7
Cassius Lanier
Vice Chairperson

Council Administration and Policy Committee Meeting Agenda

Tuesday, September 17, 2024 Daugherty Conference Room 4:00 p.m.

TOPIC	PRESENTER	SUPPORTING MATERIAL
Approval of Minutes		
NEW BUSINESS		
1. Retail Beer On or Off Premises alcohol license: Chows Restaurant TTown, Inc., Chows Country Buffet	<i>Antonius Mills</i>	2
2. Downtown/Riverfront Overlay District approval for 2310 Gary Fitts Street	<i>Zach Ponds</i>	3-13
3. Storefront Façade Improvement Program Recommendation	<i>Brendan Moore</i> <i>Liz Moore Benda</i>	
ADJOURN		

RESOLUTION

RESOLUTION APPROVING APPLICATION OF
CHOWS RESTAURANT TTOWN INC
DBA CHOWS COUNTRY BUFFET
FOR ABC LICENSE

Whereas, the Tuscaloosa City Council has approved the application of Chows Restaurant TTown Inc dba Chows Country Buffet for Retail Beer (On or Off Premises) to be granted from the Alcoholic Beverage Control Board at the following address, to-wit:

Chows Restaurant TTown Inc
dba Chows Country Buffet
1100 Skyland Blvd E
Tuscaloosa, AL 35405

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TUSCALOOSA, ALABAMA, as follows:

That the Mayor and the City Clerk be, and they are hereby, authorized to certify this action of approval by the City Council on the application for approval of said license to be submitted to the State of Alabama Alcoholic Beverage Control Board.

24-066

PLANNING COMMISSION STAFF REPORT

August 19, 2024

DROD-02-24

GENERAL INFORMATION

Property Owner (x) Petitioner ()

Charles Spurlin

Property Owner () Petitioner (x)

Bethany Triplett

Location and Existing Zoning

2310 Gary Fitts Street; Zoned BC (DROD)

Size and Existing Land Use

0.08 acres total; existing commercial building

Nature of Project

Modify the exterior façade.

Description of Proposed Work

Per the petitioner's project narrative, "The owner of this building is investing in landlord improvements of this property to attract new businesses to the area.

The existing 2400sf building will be divided into two equal tenant spaces with appropriate restrooms to support the space. A new mezzanine will be added in the back third of the building to provide additional space for the tenant to utilize. New recessed entrances will be provided to accentuate the architectural features of the building.

The current façade is dilapidated and in poor repair. The proposed landlord improvements will provide a new façade along Gary Fitts Street that will be consistent with the quality of the surrounding buildings. This improvement will elevate the quality of the existing buildings and the overall pedestrian experience."

See site plan and elevations for further details.

PLANNING COMMISSION STAFF REPORT
August 19, 2024



Subject Property

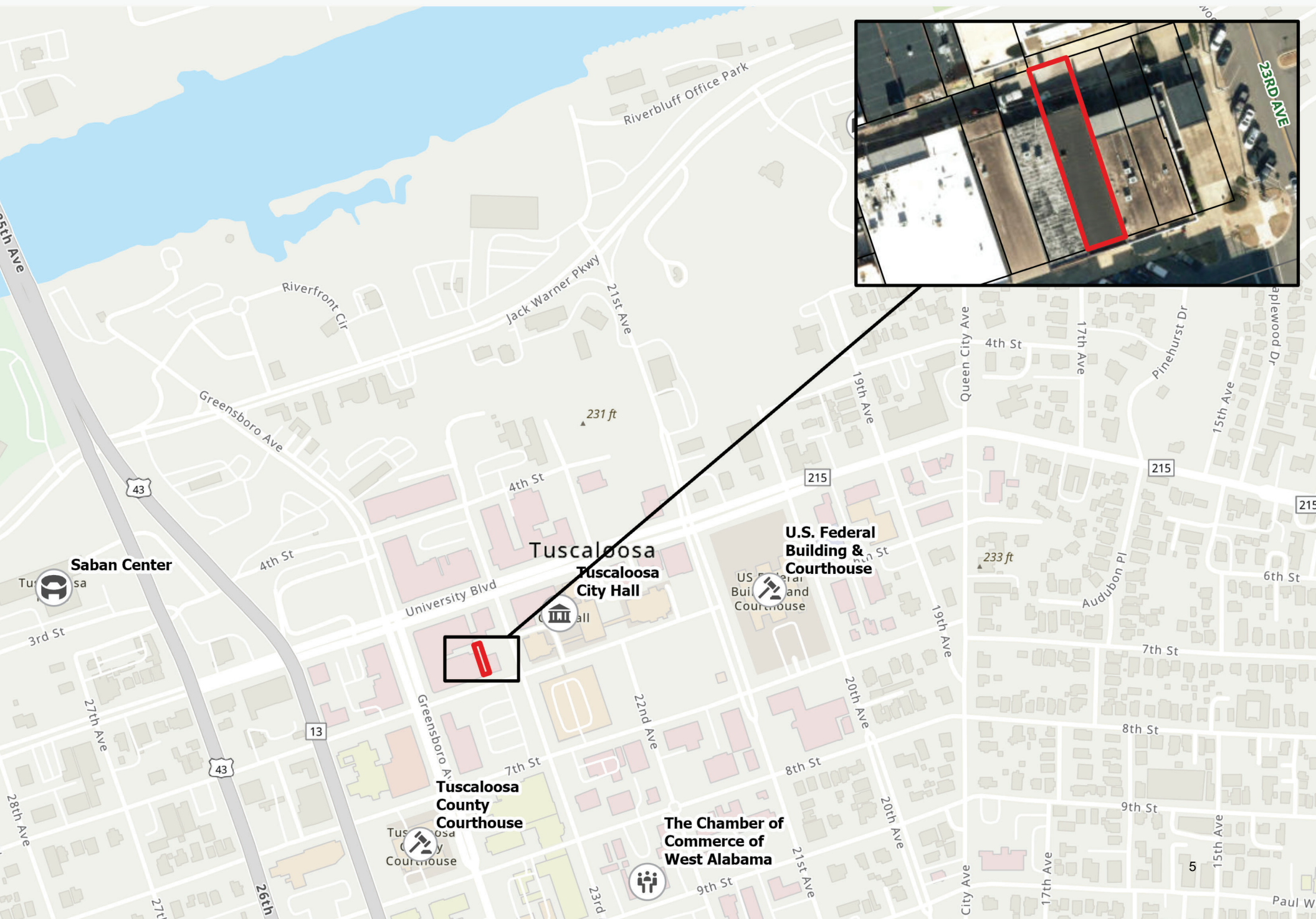
Staff Comments

The Architectural Review Committee met and reviewed this DROD application and came to the conclusion that, overall, the development proposal meets the intent of the Downtown Riverfront Overlay standards and guidelines in accordance with [Section 24-230\(b\)](#).



2310 Gary Fitts Street

1 inch = 500 feet
0 250 500 750 1,000 Feet





2310 Gary Fitts Street

1 inch = 63 feet
0 30 60 90 120 Feet



City of Tuscaloosa

Downtown/Riverfront Overlay District

Project information prepared for the 2310 Gary Fitts Street property near the corner of Gary Fitts Street and 23rd Avenue for the proposed landlord improvements.

Submitted By: Chandler Overcash or Caldwell Architects

Owner: Charles Spurlin

Leaseholder: N/A

Lessee/Developer: N/A

Date: July 12, 2024

Attachments

- D/R Overlay District Permit Application
- Designation of Agent Form
- Site Plan
- Building Exterior Elevations
- Exterior Perspective Renderings

Overview

Zoning: BC - Central Business District

Zoning Overlay District: Downtown/Riverfront Overlay District (DROD), Tourist Overlay District (TOD), Downtown Entertainment District (DED)

The Owner of this building is investing in landlord improvements of this property to attract new businesses to the area.

The existing 2400 SF building will be divided into two equal tenant spaces with appropriate restrooms to support the space. A new mezzanine will be added in the back third of the building to provide additional space for the tenant to utilize. New recessed entrances will be provided to accentuate the architectural features of the building.

The current façade is dilapidated and in poor repair. The proposed landlord improvements will provide a new façade along Gary Fitts Street that will be consistent with the quality of the surrounding buildings. This improvement will elevate the quality of the existing buildings and the overall pedestrian experience.

Design Concept Narrative

(1) Building Description

- Floor Area Ratio: Existing building Floor Area Ratio w/ mezzanine ($FAR = 3431 \text{ SF} / 3634 \text{ SF} = 0.94$) and will remain unchanged. Existing building is one story, and this will be maintained in the proposed landlord improvements, with an addition of a mezzanine.
- Building Line: Existing building line is located within ten feet of the front property line and will remain unchanged.
- Building Height: Existing building height is approximately 26'-0" and will remain unchanged.
- Townhouse: N/A

- e) Building Façade: Proposed building elevations are included in this application. Required façade standards concerning building materials will be met.
- f) Storage: There will be no exterior storage for this proposed development.
- g) Awning Lights: Awning lights, if provided, shall be enclosed, recessed fixtures. No internally lit awnings shall be provided.
- h) Awnings: New awnings at the rear side of the building are anticipated. Required awning standards concerning materials and configuration will be met.
- i) Façade Transparency: Façade Transparency requirement will be met on the proposed landlord improvements.
- j) Façade Design: Façade Design will be consistent with existing buildings and surrounding structures.
- k) Restoration of Historic Building: N/A
- l) Architectural Character: The design of this building reflects the character of the surrounding buildings in this district.
- m) Entrances: Primary building entrances will be recessed. Refer to the attached elevations.
- n) Building Façade Division: The building will be articulated through separate entrances.
- o) Blank Walls: Blank walls will not be used at street levels along Gary Fitts Street.
- p) Lower Floors: N/A.
- q) Painting Brick: Previously unpainted brick will not be painted.
- r) False Fronts: There shall be no false fronts, false stories, or pent eaves to the roof for this proposed landlord improvement.
- s) Galleries and Balconies: N/A.

(2) Pedestrian Oriented Development

- a) Pedestrian Friendliness: The existing sidewalks on Gary Fitts Street currently provide a pedestrian friendly environment and will remain unchanged.
- b) Sidewalks: The existing sidewalks on Gary Fitts Street currently meet the BC district minimum and will remain unchanged.
- c) Continuity: Street level facade and pedestrian experiences shall be continuous along public right-of-way.
- d) Driveways: No new access drives will be provided.

(3) Roofs

- a) Parapets: Building is within BC district and thus will utilize a parapet reflective of historic downtown buildings.

- b) HVAC Shielding: If mechanical equipment is utilized on the roof, it will be screened to limit view from public view.

(4) Lighting

- a) Fixtures: Building lighting fixtures shall be strategically placed to illuminate the access points, facades, and accentuation around entrances.
- b) Neon Lighting: There shall be no neon lighting.
- c) Façade Lighting: Lighting shall be strategically placed to accentuate the building façade, signage, and entrances.

(5) Signage

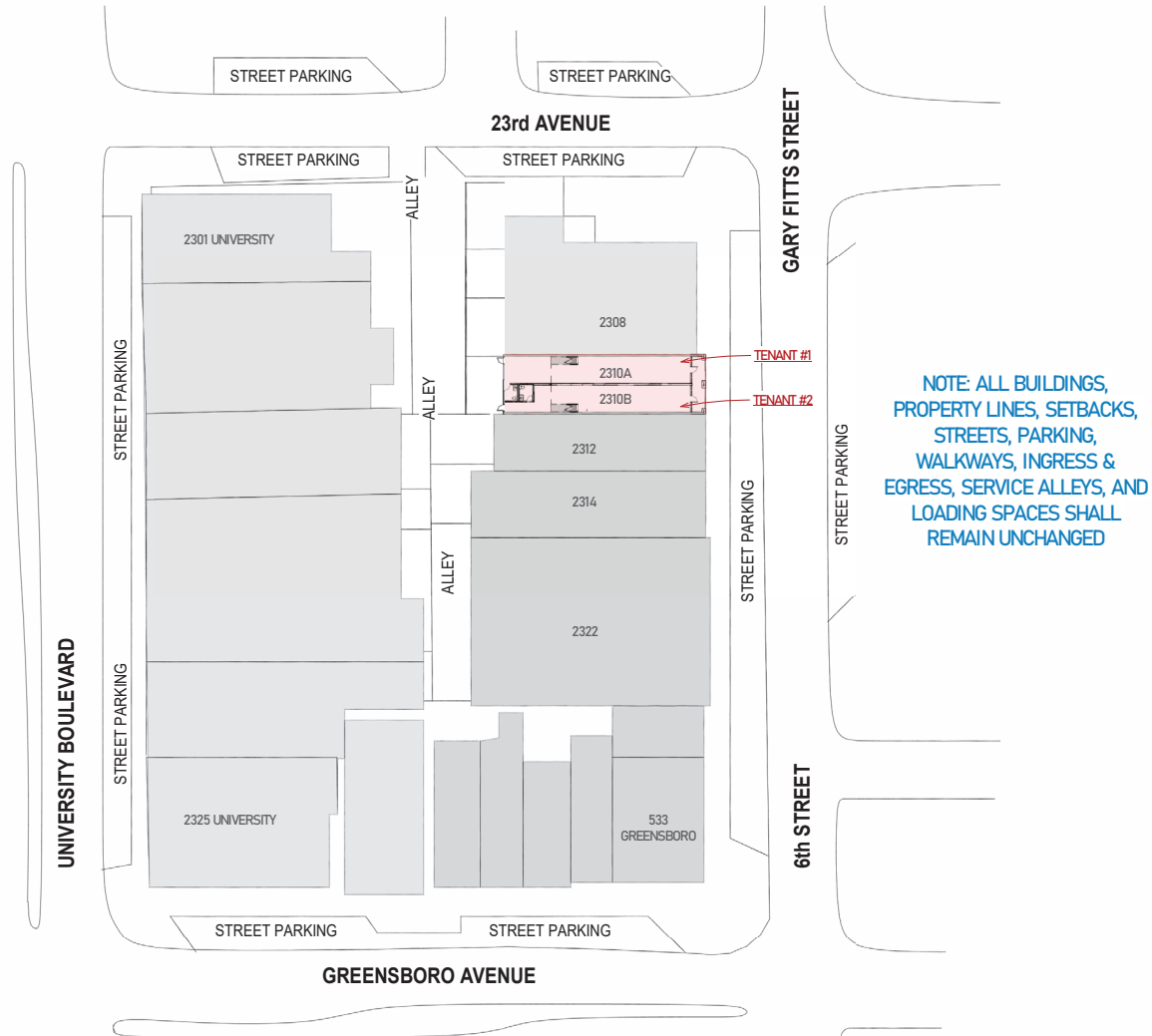
N/A: No signage will be included in the proposed landlord improvements.

(6) Off-Street Parking and Loading

- a) Location: This property currently utilizes angled parking spots along Gary Fitts Street; this will remain unchanged.
- b) Parking Requirements: N/A there is no change in occupancy or existing building area. Existing street parking will continue to be utilized as currently designed.
- c) Structured Parking: N/A
- d) Structured Parking Screening: N/A
- e) Screening: N/A
- f) Loading Area: N/A

(7) Streetscape

- a) Compatibility: Existing streetscape in this area will remain as-is in the proposed landlord improvements.
- b) Amenities/Fixtures: Where utilized, Paving, Lighting, fences, walls, curbs, benches, and signs shall be installed in appropriate locations with a focus on durability and aesthetics.
- c) Landscape: Where utilized, Landscape shall be provided in a manner appropriate for the location both in aesthetic appeal and compatibility/maintenance.
- d) Planters: Where utilized, Planters shall be designed and installed as an integral part of the façade improvements. Planters will accentuate the rhythm of the building while providing interest along the streetscape.
- e) Mechanical Areas: Mechanical equipment shall not be visible from the public right-of-way.
- f) Dumpster Screening: Trash dumpsters are currently located in the alley and shall remain as-is.
- g) Screening Material: Screening material for dumpsters and mechanical equipment shall be constructed of materials that are being utilized on the primary structure as well as materials as approved by the planning director.
- h) Utility Connections: Transformers and utilities shall be located in areas that do not conflict with sidewalks, walkways, or the encouragement of pedestrian use.

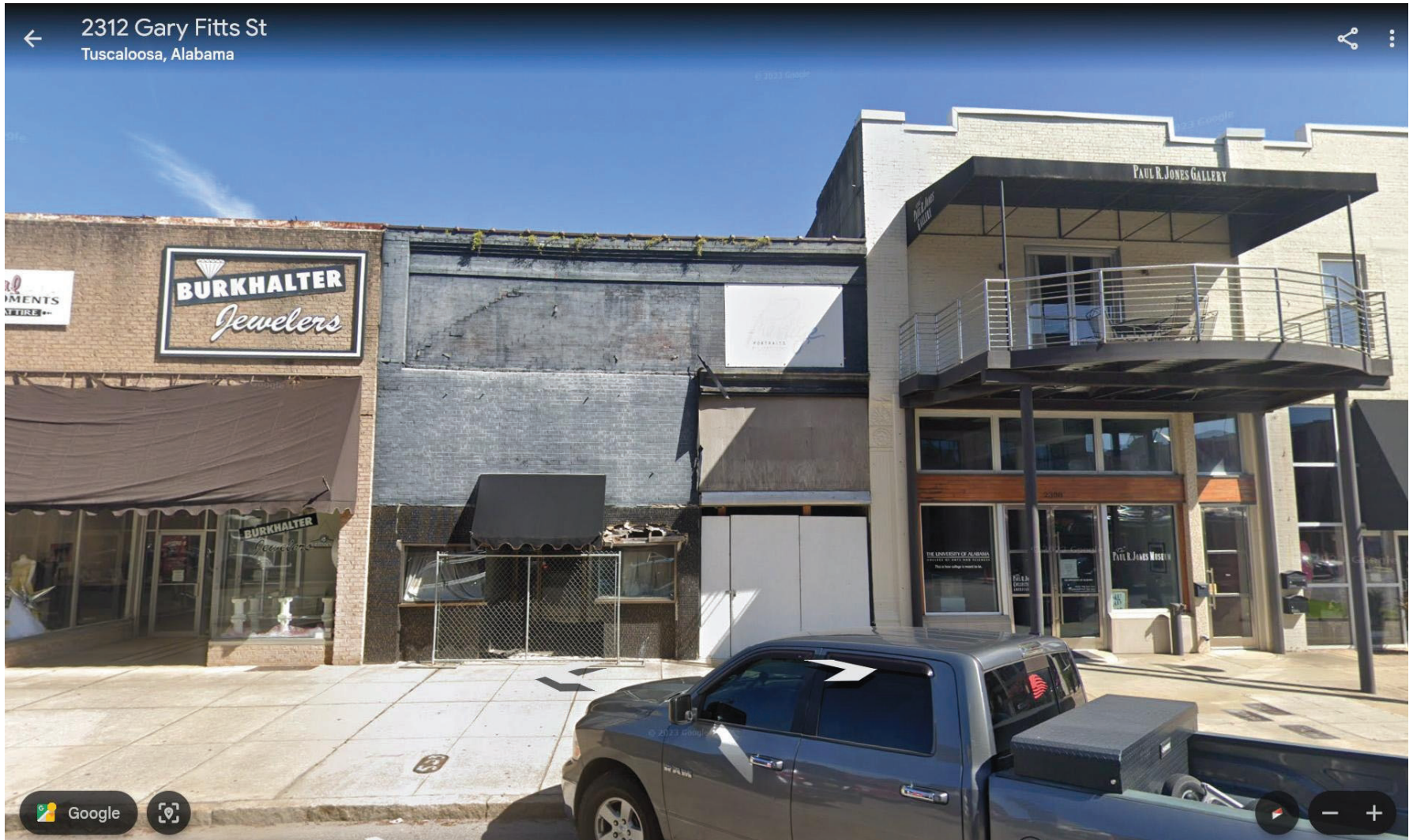


① SITE PLAN
1" = 60'-0"

BETHANY TRIPLETT - SAB PROPERTIES
2310 Gary Fitts, Tuscaloosa, AL

SITE PLAN
July 12, 2024

**CALDWELL
ARCHITECTS**



BETHANY TRIPLETT - SAB PROPERTIES
2310 Gary Fitts, Tuscaloosa, AL

Existing Exterior Image
July 10, 2024

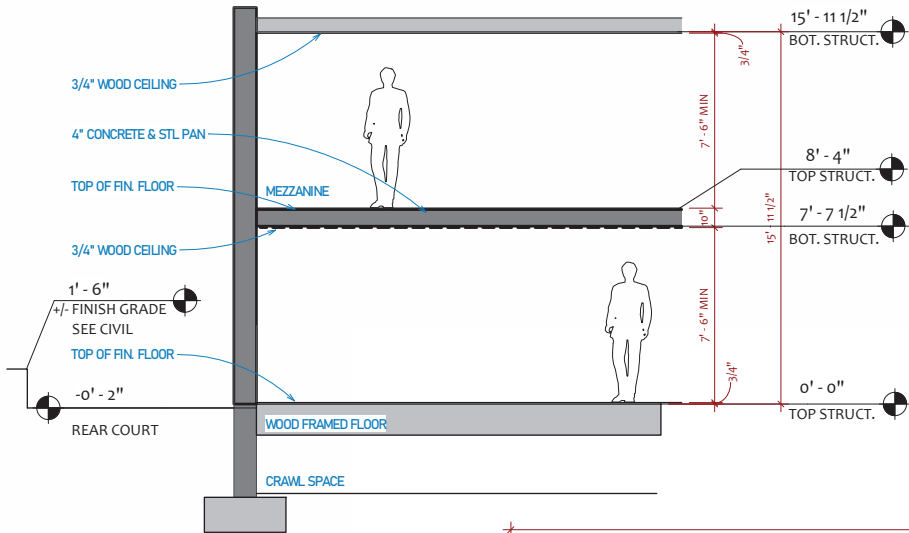
**CALDWELL
ARCHITECTS**



BETHANY TRIPLETT - SAB PROPERTIES
2310 Gary Fitts, Tuscaloosa, AL

Conceptual Exterior Rendering
July 10, 2024

**CALDWELL
ARCHITECTS**



SQ. FT. CALCULATIONS

TENANT SUITE #1
 GROUND LEVEL: 1388 SQ. FT.
 MEZZANINE: 300 SQ. FT.
 COVERED ENTRY: 94 SQ. FT.
TOTAL: 1,782 SQ. FT.

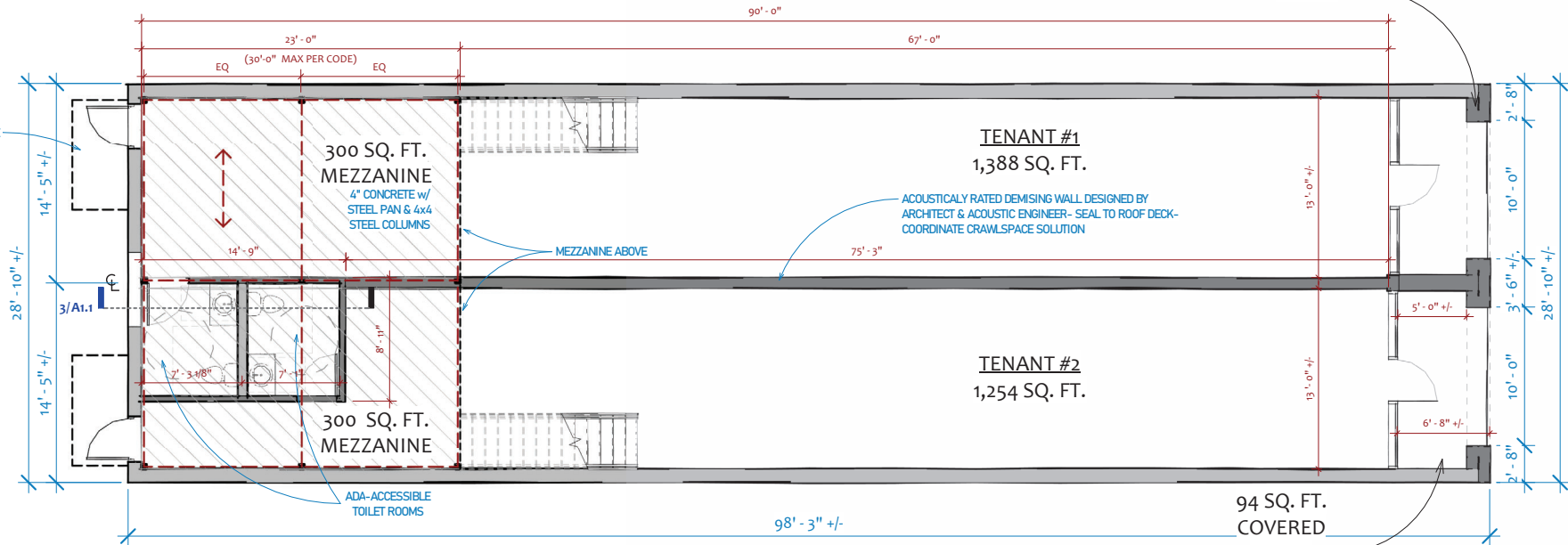
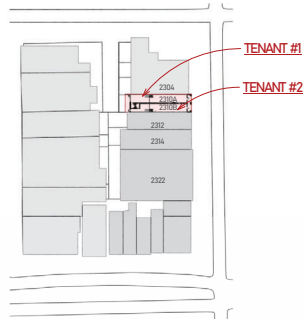
TENANT SUITE #2
 GROUND LEVEL: 1254 SQ. FT.
 MEZZANINE: 300 SQ. FT.
 COVERED ENTRY: 94 SQ. FT.
TOTAL: 1,648 SQ. FT.

IBC CODE OVERVIEW (NON-EXHAUSTIVE)

- OCCUPANCY TYPE: MERCANTILE GROUP M (IBC 309.1)
- CONSTRUCTION CLASSIFICATION: TYPE VB, UNSPRINKLED (SECTION 602)
- ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE: 40' (TABLE 504.3)
- ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: 1 STORY (TABLE 504.4)
- ALLOWABLE AREA FACTOR: 9,000 SQ. FT. (TABLE 506.2)
- MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (60 GROSS) = 1,368 SF + 392 SF/60 GSF = 28 OCCUPANTS (TABLE 1004.5)
- EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2): 200'
- COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1): 75'
- PLUMBING COUNTS: 1 WATER CLOSET PER 500 OCCUPANTS, 1 LAVATORY PER 750 OCCUPANTS

③ Section 1 - Retail #2
 3/16" = 1'-0"

OWNER PROVIDED AWNINGS ABOVE



② Overall Plan - Retail #2
 1" = 200'-0"

① Floor Plan - Retail #2
 1/8" = 1'-0"

BETHANY TRIPLETT - SAB PROPERTIES
 2310 Gary Fitts, Tuscaloosa, AL

Conceptual Floor Plan - Retail Spaces

July 12, 2024

**CALDWELL
 ARCHITECTS**