



Montevally Comprehensive Plan





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APPENDIX

An appendix with existing condition data is available as a separate document.



PURPOSE OF THE PLAN

According to Section 11-52-9 of the Code of Alabama, the plan's purpose is as follows:

"The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and the adequate provision of public utilities and other public requirements."



INTRODUCTION

The Comprehensive Plan for the City of Montevallo illustrates and provides an overall strategy for how the city intends to grow over time. It is a guide to making decisions regarding land use, development and conservation, zoning and capital improvements. It is intended to assist Montevallo residents, property owners, merchants, builders and developers and decision makers as they invest in the city by providing a reasonable expectation of the City's future.



PLANNING PROCESS

Development of this Comprehensive Plan has been a cooperative effort between the City of Montevallo and the Shelby County Department of Development Services.

Effective planning is a dynamic process that considers and attempts to coordinate many local and regional variables at one time. The people of the community develop it and carry it out best. They must make choices, set goals, and recommend the means by which to achieve them. Generally, in determining the destiny of a locality, the planning process can be characterized by three questions:

- ***What do we have?***
- ***What do we want and why?***
- ***How do we get it?***

During the planning process, the community evaluated future need through the thoughtful consideration of present conditions as they relate to Montevallo at large and the desires of the community as expressed through its vision. Although most often associated with guiding land development and the use of land, planning also addresses economic development, public facility and service needs, transportation, and historic, cultural and environmental resource conservation. The planning process can take many forms but usually includes these important steps:

- ***collection of data and assessment of current conditions and trends***





- **development of a vision and goals**
- **consideration of alternative courses of action and the selection of a preferred alternative**
- **adoption and implementation of the plan**
- **periodic reevaluation of the effectiveness of the plan and a mechanism, if any, for revising or calibrating the plan in response to unsatisfactory results or changing conditions and assumptions . All such activities should include public participation**

The public involvement process included eight public participation assemblies and two open houses during the course of developing this Plan. Three public meetings were held during February and March of 2006. These initial meetings introduced the participants to the “whys” and “hows” of the planning process. The meetings also included a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis and an exercise intended to help acclimate citizens to land use mapping. These participatory activities involved group interaction providing citizens an opportunity to make a critical assessment of their community.

Additional public meetings held from October 2006 through February 2007 focused on discovery and information gathering that provided planners with access to “insider” knowledge about important landmarks, pathways and best kept secrets in Montevallo. A stakeholders group of some 30 key business owners, educators, citizens and officials was convened to collaborate with planners for the drafting of alternative vision statements for consideration by the public.

During the spring of 2007 the public was reconvened to consider the several alternative visions which emerged from the stakeholder process, as well as three alternative future land use scenarios developed by the planners from the information gathered over the course of the process. A final vision statement incorporating elements from each of the three alternatives, a list of goals, and a preferred land use scenario were debated, revised and finally selected by the public. For more details on the public meetings, see the Appendix.



TOP TEN STRENGTHS

1. University of Montevallo
2. American Village
3. Park System (Orr and Stephens Park)
4. Central Location in State
5. Occupied Main Street
6. New Library / Arts Center
7. Small Town Feel
8. Diversity of People and their Community Involvement
9. Aldrich Coal Museum
10. Historic Homes and Buildings
10. (tie) Natural Surroundings and Scenic Approach into Town



Montevallo Vision

COLLEGE CULTURE, COUNTRY CHARM

Montevallo is...

- The walkable, southern treasure of Shelby County;
- A historic, artistically vibrant learning community committed to:
 - ✦ Preserving its attractive natural and architectural landscapes;
 - ✦ Welcoming a diversity of individual and family lifestyles;
 - ✦ Fostering learning for people of all ages;
 - ✦ Growing new business and industry;
 - ✦ Building partnerships among the City, its businesses and educational institutions to ensure a stable and diverse economic base.
- A well-planned and visually attractive community that counts among its assets a historical downtown, educational and cultural institutions such as the University of Montevallo, American Village, Aldrich Coal Mine Museum, Parnell Memorial Library, a well-developed park system and abundant natural resources.

TOP FIVE OPPORTUNITIES

1. Promotion of the City and Its Uniqueness / Tourism Development
2. Outdoor Recreational Events
3. Revitalization of Neighborhoods and Business Core
4. Planned Growth
5. Educational Outreach

Montevallo Goals

1. To promote Montevallo as a University town by building a partnership among the University, the City, area organizations, local schools, institutions and businesses.
2. To maintain high quality police and fire rescue services.
3. To foster a greater sense of community by ensuring walkability and enhancing the park system, including recreational facilities, hike-and-bike trails, and programs for all ages.
4. To preserve the history, beauty and significance of Montevallo's unique areas and culture.



5. To promote opportunities for recreation, eco-tourism and cultural/heritage tourism.
6. To promote community support for existing businesses and attract new businesses and industries.
7. To partner with the University to grow job opportunities.
8. To promote a diverse range and supply of housing types, densities and affordability.
9. To enhance the livability, aesthetics and diversity of area housing with improved and enforced codes and standards.
10. To promote rehabilitation of existing neighborhoods.
11. To maintain infrastructure to meet the growing demands for services, without adversely impacting community character and ecological resources.
12. To establish a safe, convenient, efficient and environmentally sound transportation system.
13. To expand the use of advanced technology.
14. To establish a land-use pattern that balances the functional needs of the natural ecosystem with the needs of growth.
15. To promote a visual and spatial balance between the natural and built environment transition between the built areas of the city and its rural landscape.
16. To preserve natural areas and public open spaces and to protect watersheds and wetlands.





Section Two





INTRODUCTION

The Future Land Use Map (FLUM) exhibits generally how the downtown core and its adjacent neighborhoods and outlying communities should function relative to each other and as part of the whole, thus presenting an arrangement for greater Montevallo, consistent with the vision of this plan. The map depicts a preferred pattern of development that focuses growth and activity in and around downtown, and to a lesser extent, in several outlying communities, each having the compact walkable form of traditional neighborhoods. These several Montevallo communities are woven into a rural landscape of pastures and farmsteads, lakes and streams, and other natural features and are connected to each other by a number of rural byways.

Through the implementation of this Plan, the Montevallo community expects to grow and prosper on its own terms, intent on advancing its ideal future as expressed herein. Growth should be directed into and absorbed by downtown, several mixed-use village centers, and their adjacent neighborhoods with sufficient density to promote walkability and pedestrian character. The Plan promotes the expansion and diversification of retail, entertainment, restaurant and other traditional downtown uses and activities. Montevallo will strive to balance density increases in the downtown core and the other village centers with concomitant reductions in development in the rural landscape, while ensuring that such densification occurs only in a well designed placemaking context.

Using this strategy, Montevallo is positioned to create vibrant, walkable neighborhoods while minimizing the loss of its valued “countryside portrait” that is so typical of growth through sprawl.

The greater Montevallo community has prepared a Future Land Use Map that reflects its vision and values, as expressed during the planning process, to guide decisionmaking affecting where the community grows, develops and conserves. Though assembled using real property boundaries and other physical elements such as roads and waterways, particular designations are intended to be representative of the community’s preferred arrangement of uses and activities. The actual uses may vary—and should be interpreted as varying—because of environmental limitations or other extenuating circumstances or dynamics. ***The categories and features displayed on this map are not zoning.*** Rather, the map is intended to be used in conjunction with other elements of this Comprehensive Plan, such as the themed policies and objectives contained in this section, and Design Principles, to help



Public Meeting on
Future Land Use



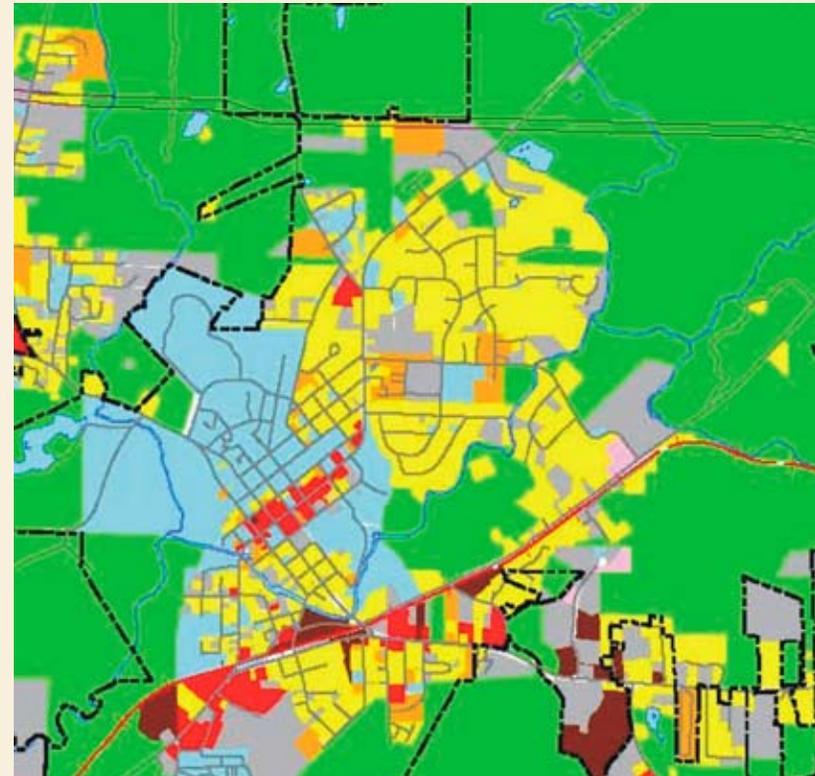
decisionmakers remain focused on the preferred land use pattern and advancing the community's vision. The map is intended to serve several related functions:

- Help avoid and resolve land use conflicts
- Identify and sustain a preferred land use pattern
- Forecast infrastructure needs/guide capital investment
- Provide a foundation for land development regulation

The presence of adequate infrastructure and community facilities, such as streets, schools, parks, and water and sewer, should be assured before making any significant development proposals or decisions.

It is important to consider how reinvestment in various activity centers should be planned and designed in relation to the neighborhoods and outlying communities—where people live and come together away from work and commerce to form a community with one another. The Montevallo Future Land Use map is based on the community's own evaluation of its assets and opportunities.

The FLUM is organized into the following major policy areas to recognize and capitalize on those assets and opportunities for the community at large:



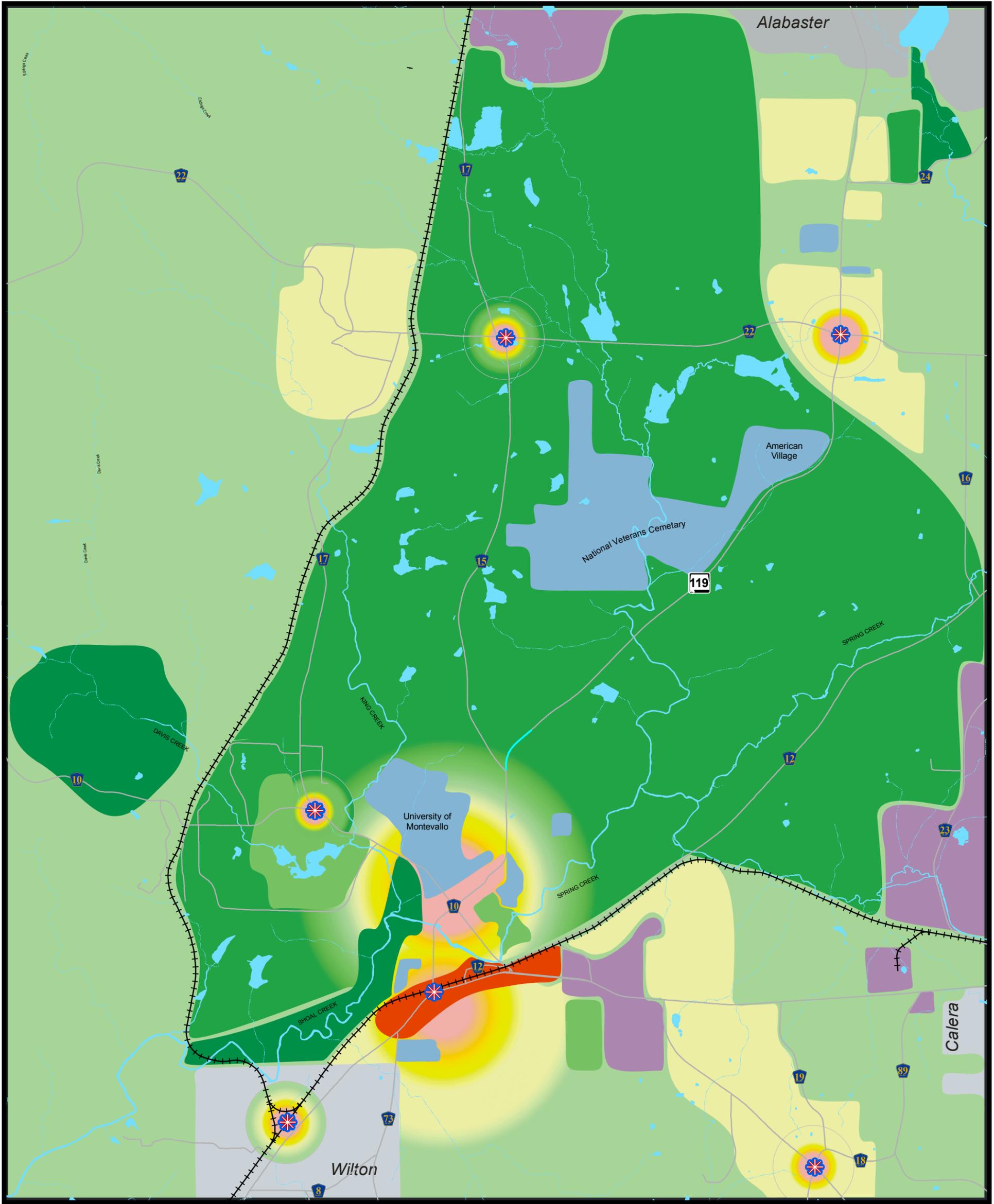
Existing Land Use for Central Montevallo Area

Absorb Growth in Centers

A community must grow to survive and prosper. To truly grow and conserve, a different approach must be taken. The same amount of growth can be concentrated—at a greater net density—into compact areas already served by existing infrastructure, such as downtown. By directing new growth into areas with already existing infrastructure, the outlying rural areas can remain as-is. This Plan promotes the establishment of pedestrian-oriented centers, downtown, and neighborhoods.

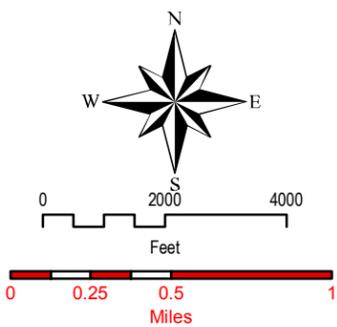
Policies

- Encourage density in centers sufficient to divert and offset development from the rural countryside.



**MONTEVALLO
FUTURE
LAND USE**

- | | | | | | |
|---|-----------------|--|--------------------|---|--|
|  | Rural Landscape |  | Institutional |  | Neighborhood-Village Center |
|  | Parks |  | Industrial |  | Neighborhood-Village 5 min. walk/ Mixed Use Area |
|  | Conservation |  | Highway Commercial |  | Ponds & Lakes |
|  | Preserve |  | Downtown |  | Streams & Creeks |
|  | Residential |  | Other Municipality |  | Railroad |



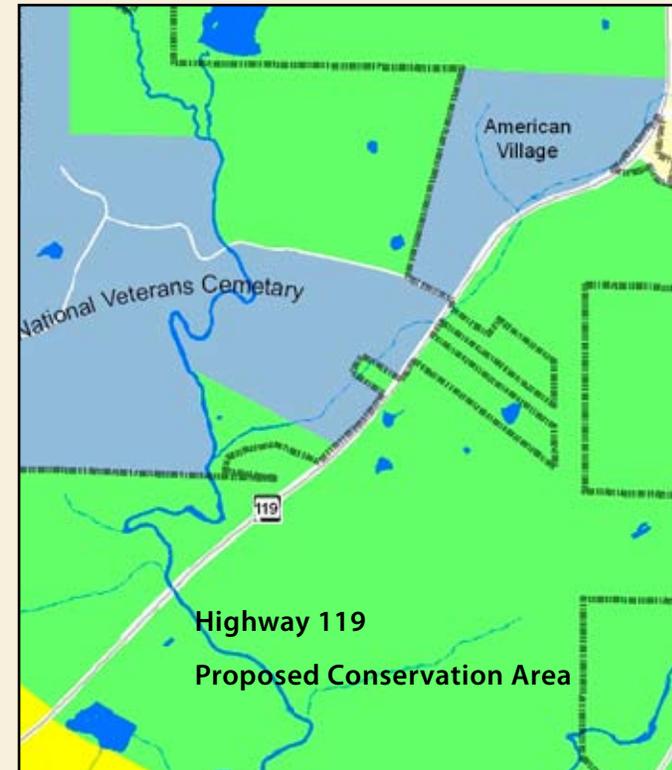


- Require that density granted consistent with this plan, be designed consistent with Design Principles.
- Connect density increases in centers to development decreases in the rural countryside.
- Direct growth into areas already served (or planned to be served) by existing utilities and community facilities.
- Discourage new development in areas requiring extension of services except when in designated new neighborhood or village centers.

Conservation and Preservation

Policies

- Prioritize the development of regulations and other tools for advancing rural and open space conservation.
- Explore the development of regulations and mechanisms that development reductions in the rural landscape with density increases in centers.
- Discourage conventional suburban development forms.
- Prohibit large scale commercial activity except as a component of a neighborhood/village center master plan.
- Permit no development greater than rural scale, unless adequate water, sewer and transportation capacity is available.
- Ensure an adequate transitional development context where growth areas abut the rural landscape.
- Avoid development that undermines the functional integrity of natural systems.
- Ensure that transportation corridors are compatible with the appropriate urban or rural context.



Future Land Use Map
Snapshot of Hwy 119



Rural Road

The rural landscape surrounding the City of Montevallo is a highly valued resource to the community. Working agricultural lands and farmsteads continue to be a part of the local economy. An array of creeks, streams, lakes and their watersheds and low-lying floodplains, wetlands, other natural features and scattered rural homesteads, fill in the gaps. Altogether, these features provide the canvas for the treasured vistas and viewsapes of several image corridors, which establish the community's "town in the country" context.

Preserve Historical Context

An established sense of place is critical for sustaining the sense of community. The character and identity of place are reinforced by tangible, visible features and resources unique to the community. Historic preservation in Montevallo should be seen as part of an economic development strategy.

Policies

- Develop an historic preservation ordinance and program for preserving the historic and cultural resources of the community.
- Ensure the incorporation of historic resources into new development wherever applicable.
- Maintain the historic fabric and character of the Downtown Montevallo neighborhoods.

Placemaking in Centers

Policies

- Require projects developed in centers and neighborhoods be designed consistent with the Design Principles
- Centers and neighborhoods should develop and expand following the street/block pattern of traditional neighborhoods
- The relative density and diversity of new development should be greatest in and near the center's core, and diminish proportionately as distance from the core increases.
- Promote a greater density in, around and within a five-minute walk of the core area of a center.
- Ensure that new development is compatible and complimentary in design and scale with the context of its location.



Downtown is the Heart of the Community

Through implementation of this Plan, the citizens of Montevallo expect Downtown Montevallo to remain the economic, cultural and social hub the greater Montevallo community well into the 21st Century. New development should be compatible with the Design Principles located later in this section.

Policies

- Require projects developed in centers and neighborhoods be designed consistent with the Design Principles.
- Ensure Downtown Montevallo remains the center of economic, cultural and social activity for the entire community.
- Encourage new and diverse businesses and retail development to locate in the downtown.
- Target the reinvestment of a range of businesses and uses that cater to the needs and spending habits of the faculty and students of the University of Montevallo.
- Promote a diverse range of commercial, residential, cultural, civic, and recreational activities in the downtown neighborhood.
- Invest public resources into public enhancement projects that will attract desired private development into the Downtown, such as sidewalk enhancements, façade improvements, plazas, street furniture, etc.

Other Types of Centers

Other types of activity centers exist and are proposed on the Future Land Use Map, including highway oriented commercial or industrial centers. These types of activity centers are more focused on a specialized activity, and sometimes do not support residential uses. Expansion of these centers should only be supported after determining that downtown or another neighborhood/village center consistent with this Plan, is not able to support the needs precipitating the request for expansion. New development



The Strand on Main Street



Serendipity on Main Street



or redevelopment should follow the Special District portion of the Design Principles located elsewhere in this document.

Policies

- Retain and support existing commercial and industrial activity when consistent with goals of this plan.
- Encourage the design or redesign of non-pedestrian-oriented centers consistent with the Special Districts portion of the Design Principles.

Transportation and Connectivity

The downtown core development should seamlessly integrate the new with traditional street/block pattern. Automobile traffic should be reduced with development practices that encourages walking and cycling. Pedestrian circulation in centers and neighborhoods should receive a higher priority than vehicular circulation. The impact of off-street parking requirements relative to advancing compact design; and, therefore, pedestrian character should also be a priority. Curbside parking should be used to reduce off-street parking requirements in the downtown area.

Policies

- Prioritize pedestrian over vehicular circulation in and around centers and their neighborhoods.
- Evaluate the relationship of off-street parking requirements relative to advancing the various placemaking goals of this plan.
- Promote street and roadway design or redesign compatible with the Design Principles.

- Ensure the reasonable provision of non-vehicular pathways and connections in all new development.
- Promote development of network of sidewalk and greenways connecting neighborhoods, communities, schools, recreational facilities and attractions.
- Locate and design parks, open space and recreational facilities to maximize opportunities for safe pedestrian/bicycle access and expanding communitywide connectivity via greenways.

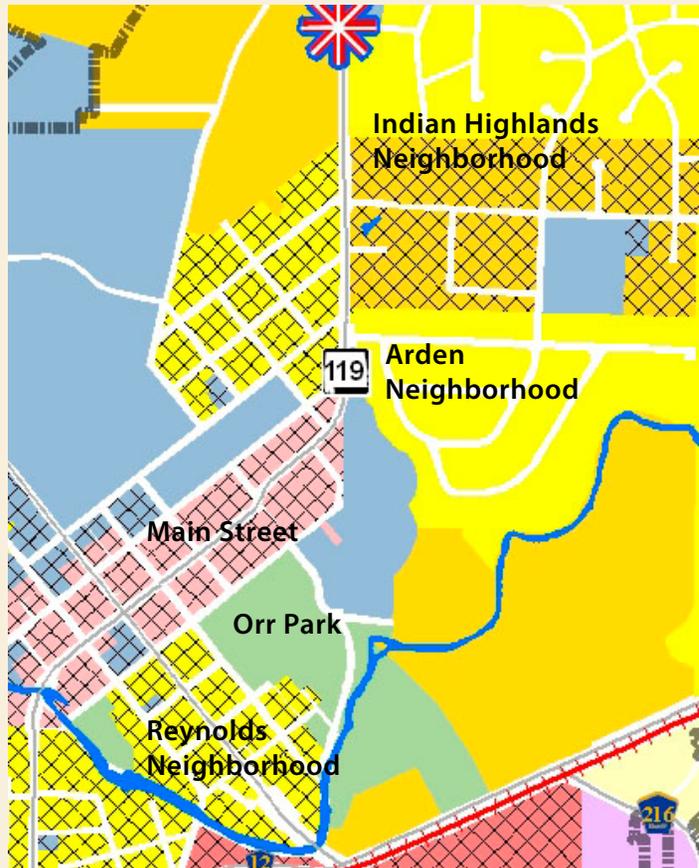
Implementation

The following are intended to provide decisionmaking assistance following the adoption of this Plan, and in advance of or in the absence of adopted implementing regulations, tools or mechanisms.

- Following adoption of this Plan, property may continue to be developed according to the development regulations in place at that time.
- Requests to change zoning, increase or decrease density or substantially alter approved plans shall not be permitted unless such change advances this Plan or any plans, regulations or programs promulgated to implement this Plan.



FUTURE LAND USE MAP LEGEND DEFINITIONS



Future Land Use Map Snapshot of Neighborhoods Near Downtown

Each of the following items corresponds to a mapped category on the Future Land Use Map of the Montevallo Comprehensive Plan. The Future Land Use Map and definitions are not intended to authorize or entitle and approval, rezoning or other development action. Such decisions remain the purview of the Montevallo Planning Commission and City Council, as enabled by the Alabama Statutes. The Future Land Use Map is only one component of the Future Land Use Plan of the Montevallo Comprehensive Plan. The map only provides a generalized illustration of the Montevallo community's desired state and is intended to be used together with the policy guidance provided elsewhere in this Comprehensive Plan.

Rural Landscape: Land that is currently part of the rural landscape. It may have some existing homes on individual lots, be used for grazing, pasture-land or vacant.

Conservation: Management of natural and historic resources. Development that may occur in these areas should be groupings of buildings on small lots with the largest part of the property remaining in open land or conserved. This is intended to preserve the viewsapes, vistas and rural character along the corridors that enter or exit Montevallo.

Transitional / Estate: Residential development of three or less units per acre, depending on the property's relative location to downtown or a designated village center, and transitioning to match the rural context of adjacent rural landscape.

Traditional Neighborhood: Generally residential development of single or multifamily dwellings and with densities ranging from three to six dwellings per acre, depending on the property's relative location to downtown or a designated village center.

Urban Residential: Areas around downtown core and larger village centers, that may include attached and detached residential units and some mixed-use development with densities averaging six units per acre, with greatest densities closest to the downtown core or village center.

Downtown: The Main Street and adjacent areas where a dense core of development is desired. Uses may include combinations of dwellings



(density upwards of six dwellings per acre), commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds and other similar uses to meet the needs of downtown workers and residents of adjoining neighborhoods.

Neighborhood/Village Center: This designation indicates areas where development of a core is desired. The centers may vary in scale depending on location. Uses may include combinations of dwellings, commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds and other similar uses to meet the needs of workers and residents of adjoining neighborhoods.

Preserve: Areas that should be retained in their original condition to the greatest extent possible. No construction should occur in these areas other than to enhance the existing landscape and improve accessibility to the public such as pervious paths, boardwalks, water crossings and unpaved parking areas.

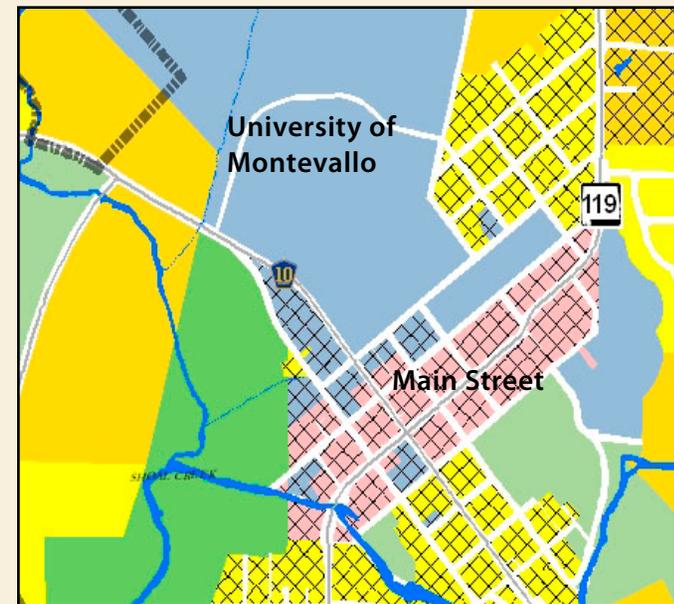
Parkland: Land that is used for recreational purposes such as ball/soccer fields, hiking and bicycle trails, greenways, educational trails, and playgrounds.

Revitalization: This designation can vary at each location, including reconstruction of buildings to be consistent with the historical character of Montevallo, stabilizing existing neighborhoods, improving landscaping and refreshing of paint on buildings.

Highway Commercial: Development should be business related and may include restaurants, retail, service stations and other typical highway commercial use as described in the Montevallo Zoning Ordinance.

Industrial: Uses as defined by the Zoning Ordinance of Montevallo and those uses related to mining/extraction.

Institutional: Uses such as learning facilities and institutions, civic buildings and cemeteries.



Future Land Use Map
Snapshot of Downtown



SPECIAL DISTRICT DESIGN PRINCIPLES

Special districts are unique community places that provide important community services or critical protection of sensitive areas. They are not always an integral part of the traditional community. They may be in the form of institutional or medical campuses, historic districts, environmental conservation areas, industrial parks, regional shopping centers, or large entertainment / recreation facilities.

Performance standards for special districts should be created to ensure compatibility of development and redevelopment. Standards should include, but not be limited to those that address use, compatibility, edge or transition, circulation pattern, and open space needs. Development and redevelopment of Special Districts should allow for patterns that are most suited to protecting the cultural, architectural, historic, natural or visual resources of the area. The location, scale, mix and intensity of land uses within each special district should be compatible with the character of the area; maintaining natural buffers to adjacent uses rather than installing new buffers has less impact on those adjacent uses.

...Locate Special Districts Near Established Community Centers

Whenever possible, special districts should be located near or in mixed use centers to give district users opportunities to walk to lunch or run errands without having to drive. Locating special districts near centers also adds to the viability and activity of the center.

...Provide a Mix of Uses Within Walking Distance of the District

Within the special district, a mix of uses is desirable. A mixture of cultural, entertainment, commercial and residential uses allow for a more diverse income stream and greater activity. Office uses support retail operations by supplying lunch patrons. These retail uses, located within walking distance, encourage employees and residents to go out to lunch and run errands without the use of their cars. Central common areas should be provided for users to create a sense of place within the district. The district should be pedestrian oriented with places for recreation and leisure and a system of walkways and trails that connect to activity centers or provide an opportunity for lunchtime exercise activities.



University of Montevallo



Flower Hill Drive
University of Montevallo

...Require Districts to Appropriately Relate to the Community

Special districts should be integrated into the fabric of the community. Appropriate connections and transitions should be made to adjacent uses. Streets and service drives should be located and designed appropriate for the user. Vehicular access should be designed to allow for user connections to adjacent centers and neighborhoods, but discourage service access and delivery traffic. Community trails and greenways should continue through the district. The scale of the district, as well as the scale, mass and location of the structures within the district should respect and complement the surroundings.

...Provide Opportunities to Develop Transit Alternatives

In special districts that have large numbers of employees or students, plan to develop regional transit connections. Activity centers and other high-volume generators should be identified for future transit stops.

...Integrate the Open Space Network into the Special District

Open spaces should be integrated into the special district. Areas for parks, greens and other open spaces should be created in the district and connected to adjacent open space systems.



Colonial Buildings at
American Village



STREET DESIGN PRINCIPLES

...Design Streets in a Manner Sensitive to the Natural Resources

Retain native vegetation and woodlands along roadways wherever possible. Preserve natural and cultural features of the natural resources such as steep slopes, stream valleys and trees. Incorporate existing trees and shrubs into the streetscape by carefully planning alignments and grades. Existing trees can be saved by curving roads around them or by creating islands that divide streets into one-way pairs. Vegetation does not have to be cleared from the entire right-of-way, but only as needed to accommodate utilities, sidewalks and drainage thereby preserving as many trees as possible.

Utilize natural drainage systems, rather than curb and gutter, in rural corridors and neighborhoods. Review proposed neighborhood streets and collector roads associated with new developments in light of their relationship to existing streets. Preserve the character of rural Montevallo and ensure that road capacity is not substantially increased in the Rural Landscape. Unpaved rural roads should be maintained in their current condition except for needed safety improvements.

...Design Streets and the Streetscape Together

Great streets are designed as a whole. This includes the vehicular elements (travel lanes, turn lanes, parking, curbs), public components (street trees, sidewalks, lighting, utilities) and private elements (buildings, landscape, fences and walls). Great urban streets have buildings that front the sidewalk, usually close to the street. If financially feasible do not leave street trees and sidewalks for later installation. Require their design and construction at the same time the street is being designed for all new projects -- public and private.

...Require Connectivity

Require internal vehicular, pedestrian and bicycle connections within development areas and between adjacent land uses. The City should require developers to address the need for internal connections (roads, pathways, open space) between adjacent land uses, such as residential subdivisions or commercial developments to provide a secondary means of emergency access. This also encourages more of a sense of community and reduces local traffic on major roads.



Street designed with streetscape



Neighborhood Boulevard



Bike Lane



Downtown Core

Provision for inter-parcel connections should be considered in development proposals. Encourage all development proposals in rural area to create an internal local road network to keep local traffic off regional roads. In the Rural Landscape, inter-parcel connections may detract from the rural setting and may not be required.

Discourage direct vehicular access to arterial and major collector roads from individual residential and commercial lots.

...Design for Pedestrians

Streets should be designed to balance the needs of the vehicle and pedestrian. Street design should create a convenient and safe environment for pedestrians. At a minimum, sidewalks should be provided on at least one side of local streets and on both sides of collector and arterial streets. The pedestrian network can be greatly improved and walking distance and infrastructure costs substantially reduced through the use of trails within greenways or other open space systems, mid-block connections and cul-de-sac linkages.



Downtown Fairhope, AL



Pocket Park Near Village



Orr Park



Davis Falls

OPEN SPACE DESIGN PRINCIPLES

...Conserve the Natural Environment and the Rural Landscape

The uniqueness and beauty of the natural environment is perhaps the community's most marketable feature. The area landscape features wooded hill-sides, pastoral valleys, rural roads, farmsteads and fence rows. This landscape could be considered a landscape portrait of a memorable image that attracts newcomers to the area.

One of the most important design principles of the Montevallo Comprehensive Plan is to claim this landscape portrait as an amenity. Development should be planned and arranged as nodes of activity that lie within the landscape, preserving these scenic views. The pastoral valleys and farmsteads are the most visible portion of the landscape. These valleys should be conserved as scenic viewscapes with limited or clustered development. Buildings should be limited in size and clustered in a conservation setting.

Once the natural resources have been established as the backdrop for development, the most meaningful and scenic locations are reserved for public open space. Mature or old-growth tree groves, lakes, pastoral valleys, historic farmsteads and mining remnants are important natural and cultural features that can serve as key public open spaces.

Identify these features and their connections as part of a larger open space network. Once these areas are identified, determine appropriate public uses for greenways, community parks, town squares, plazas or a regional park. Link these elements together into an open space system and organize development so that buildings look into these areas rather than back up to them. Street patterns within developments should terminate at important viewing areas, adding value to the interior lots within the developments.

The character of each part of the site can be the beginning of creating a unique and marketable development. Large scale open space is generally the rural or rolling landscape. But within compact development areas a series of neighborhood parks and amenities should be established that connect the City's neighborhoods.



...Link County, Local and Regional systems

Montevallo's open space system should be linked to local and regional systems and connected to large recreational systems. Community and neighborhood parks should be planned and designed adjacent to or within close proximity to regional open space systems, whenever possible. This vast, interconnected system of open spaces can provide excellent opportunities that support recreational objectives while protecting, wildlife corridors, natural drainage and environmental ecosystems.

...Ensure Accessibility to All Users

Montevallo's open space and recreation system should be accessible to all community residents. Parks and natural areas with public access should be provided in addition to those facilities that require reservations or charge a fee.

Parks and open spaces should accommodate both active and passive recreation uses. Walking trails, play areas, and picnic facilities should be staple components of recreation parks. Community structures should serve dual purposes. A community center can provide daytime activities for seniors and young children while providing evening activities for adults and teens.

...Create Comfortable Shaded Places for Play and Seating

Montevallo parks and open spaces provide abundant shade and seating areas for respite during hot summer months. All of the park and open space elements are designed with comfort clearly in mind. Seating areas at ball fields are organized beneath mature shade trees. And play grounds are nestled beneath large tree canopies to provide shade for children and their parents. When natural tree canopies are not part of the existing site, new shade trees should be added for comfort.

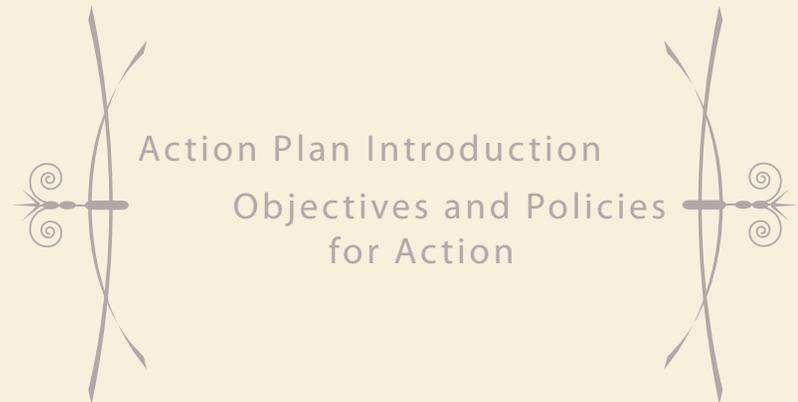
...Design New Park Structures around Unique Natural and Cultural Features

Open space design should evolve from the natural landscape features. Historic structures and natural features such as limestone rock outcrops, wetlands, tree groves, and native plants should provide the impetus for creating a unique local character.





Section Three





ACTION PLAN INTRODUCTION

The Action Plan is the compilation and prioritization of tools, programs and guiding policies to implement the Comprehensive Plan.

To ensure the success of the Plan, the following regulatory tools and strategies will need to be reviewed, revised, or created, as needed:

Form Based Regulations: Development regulations directed toward achieving the desired physical form of the development. Form based or design based regulations utilize both zoning and subdivision regulations.

Conservation Subdivisions: Alternative method of subdividing land having open space characteristics valued by the community (agricultural, environmental, aesthetic) that accommodates all of the development potential of the property, on a small portion of the site through clustering, resulting in the conservation of the balance of the property through a conservation easement for the public's benefit.

Transferable Development Rights (TDRs): Develop, if feasible, a program/mechanism to allow downtown (or designated village/neighborhood center) density to exceed an established entitlement threshold only in exchange for the permanent conservation (easement) of rural lands in designated conservation areas, thereby "transferring" undesired sprawl development from the rural landscape, into the preferred growth areas around downtown (or designated center).

Revise parking requirements to support and encourage alternative modes of travel, particularly walking and transit.

Incorporate Housing Choice and Affordability Provisions:

- Develop strategies that are designed to encourage a mix of housing type and affordability.

- Develop provisions that encourage a diversity of housing options while incorporating strategies that avoid extreme disparities; i. e., gradually transition from higher to lower value properties along a street/block, so that extreme disparities are separated by a few lots or locate apartments on street corners in small clusters of between four and eight units or allow the use of garage apartments.

Site Clearing/Land Disturbance Policies/Regulations: Prohibit practices that degrade the functional integrity of natural systems and the rural landscape, such as the wholesale clear cutting of sites speculatively or prior to receiving land development approval. Site clearing should only occur after development approval and after appropriate analysis has identified conservation and development areas, consistent with this plan.

- **Restorative Development Practices:** Develop policies and a program for incorporating restorative development practices into development regulations.

OBJECTIVES AND POLICIES FOR ACTION

Land Development

Develop regulations to implement the plan that are guided by the objectives, policies, and actions, documented below. Regulations should be implemented either as alternatives to existing regulations, with incentives, or mandatory when appropriate.

Objectives

1. A vibrant, walkable and livable Downtown core and neighborhood centers that are the economic, cultural and social focuses for the community.



2. Encourage growth primarily within Downtown and neighborhood centers, following the pattern of traditional towns and neighborhoods, consistent with this Plan.
3. The revitalization of established neighborhoods and communities in a manner consistent with the objectives of this Plan, while respecting local context and scale.
4. That all citizens have a choice of residence from a range of safe, well constructed options, according to their needs.
5. A rural landscape where man-made features are in harmony with a functional and sustainable ecosystem.
6. The conservation of rural viewscape corridors along Highway 119, Salem Road, Spring Creek Road and other remarkable vistas.

Action Items

1. Develop regulations and incentives for guiding new development in a manner that advances these objectives.
2. Develop regulations and incentives for directing new development and redevelopment alternatives compatible with the context and scale of the project location.
3. Develop and implement strategies and plans to improve walkability in Downtown and existing neighborhoods.
4. Incorporate new regulatory requirements into the development approval process that require developers to:
 - ✦ **Provide information needed to properly evaluate a proposed project's potential traffic impact**
 - ✦ **Identify and require opportunities for providing non-vehicular pathways and connections to adjacent properties and the larger transportation network.**

- ✦ **Protect the scenic vistas and viewsapes and historic resources along designated area transportation corridors.**

Policies

1. A significant portion of Montevallo's new growth should be absorbed by allowing appropriate and measured increases in density within the Downtown core and other designated village centers at a scale and context that is compatible with the project location.
2. Increases in density shall be permitted only when incorporated into or extended from the traditional grid plan of Downtown, or as part of an approved master or regulating plan for a mixed use center.
3. Develop and implement strategies that ensure a diverse range of commercial, residential, cultural, civic, and recreational uses in the downtown core.
4. Attached dwelling units should be encouraged within the Downtown core and village centers, compatible with the context and scale of the identified project location.
5. The density of new development should be greater within a five minute walk of the Downtown/Main Street core area and other identified village/neighborhood centers.
6. New regulations developed to implement this Plan should incorporate standards for new construction in centers and neighborhoods that yield safe, pedestrian friendly streets and address the improvement or elimination of existing substandard or unsafe housing.
7. Encourage or require the proportionate mixing of housing types and affordability. Specifically:
 - ✦ **Vary lot sizes at the block level which necessarily result in varying unit types and affordability.**



- ✦ **Promote the integration with detached units at the block level of small configurations of attached units such as duplexes, and relatively small-scale (four- to eight-unit buildings) located on street corners in the Downtown core and other village centers.**
 - ✦ **Allow and encourage the use of alleys to provide off-street parking and alternative egress and the inclusion of garage apartments when the garages are accessed via an alley.**
 - ✦ **Require that historically significant structures, sites and resources be incorporated into development master plans and discourage projects that propose to raze historic structures.**
8. Ensure that development in transition areas between a development shed and adjacent rural or natural area is built at a scale compatible with maintaining the viability of that adjacent resource.
 9. Recognize the interdependence of water bodies and their associated slopes, vegetative cover and wetlands and their crucial functions. Develop regulations that preserve and enhance these critical features/resources.
 10. Prohibit practices that degrade the functional integrity of natural systems and the rural landscape, such as the wholesale clear cutting of sites speculatively or prior to receiving land development approval.
 11. Prohibit lot sizes of less than three acres in the Conservation Areas of the rural landscape, except as part of a conservation subdivision, or master planned center consistent with this Plan.
 12. Prohibit large scale commercial activity in the rural landscape, unless as a component of a mixed-use center consistent with this Plan.

13. Discourage conventional suburban development in the rural landscape.
14. New development should occur in rural areas only when adequate public facilities, transportation facilities and land resources are in place to accommodate growth and then only at a context and scale appropriate to the locale.

Transportation

Development of a transportation plan and program should be guided by the objectives, policies and actions in the Plan.

Develop a major street plan, addressing transportation and mobility requirements consistent with this Plan. The Street Plan should:

- Identify funding and set priorities.
- Establish guidelines and design standards.
- Promote pedestrian and bicycle circulation through the development and implementation of initiatives, programs and techniques.

Objectives

A well connected and funded transportation and mobility system that provides a safe, convenient, and efficient system in harmony with the historic character of Downtown and the beauty of the area's rural landscape.



Historic Preservation

Develop a program to identify and protect resources of cultural, historical and archaeological significance.

- Regulatory mechanisms and incentives that are incorporated into the development approval process.
- Strategies, incentives or regulations that encourage the adaptive reuse of existing housing and buildings of significance to the community.
- Architectural and other design standards or guidelines to ensure new development or renovation is compatible with the character of historic neighborhoods.
- Other activities and mechanisms as required for receiving Certified Local Government designation from the National Park Service and officially designated Main Street Program by the National Trust for Historic Preservation or other advantageous programs.

Objective

The conservation and protection of the cultural, historical and archeological legacy of the community.

Town and Gown

Establish a Strategic Planning Committee that would include representatives from the City and the University. Potential areas of responsibility should include:

- Establishing a business incubator and other resources for developing local talent, enterprises and commerce.
- Exploring ways to coordinate facilities planning.

- Developing and promoting recreational, artistic, cultural, and entertainment venues and activities.
- Expanding commercial and retail activity in Downtown area.

Objective

A strategic planning partnership advancing a cohesive and mutually beneficial agenda for growth and prosperity.

Capital Improvement Plan/Infrastructure

Funding mechanisms must be established to encourage growth.

Objectives

1. New development should not exceed the capacity to provide needed services and infrastructure.
2. Private and public funding sources should be identified.

Recreation and Community Facilities Plan

Develop a Recreational and Community Facilities Plan that incorporates the maintenance and improvements to the existing park network, plans for future parks and connections between other recreational facilities.

Objective

The provision of safe, efficient and effective recreational and community services for use by residents and visitors.



Economic Development

Establish an economic development program that identifies ways to expand existing services and functions of Downtown and other commercial and industrial areas.

Objective

A strong, flexible, and sustainable local economy that promotes a viable Downtown core and development of village centers.

Tourism

Develop an aggressive program to promote tourism as a major economic engine.

Objective

A vibrant and marketable tourism economy that capitalizes on the cultural, historic, and natural features of the area.

