



Blueprint: **IRONDALE**

Comprehensive Plan

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The contents of this Comprehensive Plan reflect the City of Irondale'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, this Comprehensive Plan is not legally binding upon the City of Irondale.



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Introduction

The Blueprint Irondale Comprehensive Plan is a cooperative effort between the Regional Planning Commission of Greater Birmingham (RPCGB) and the City of Irondale. Blueprint Irondale is an update to the 2016 Irondale on the Move Comprehensive Plan.

The Comprehensive Plan is an official statement of a city's vision for its future as expressed by the community. The Plan contains policies, goals, and recommendations to guide future decisions regarding land use, development and capital improvements. The City of Irondale will use this plan to prepare itself for future growth and change for the next 5 to 15 years.

Purpose of the Comprehensive Plan

The Comprehensive Plan is intended to express the City's overall community vision for growth and development over the next 15 years and identifies actions that can achieve that vision. It is not a law or a zoning ordinance (thus not regulatory in nature), but rather is a policy document that is intended to serve as a guide for use by elected officials, the planning commission, developers, business owners and citizens to make decisions about future growth, development, policy, and capital improvements. The Comprehensive Plan is developed using public input, data analysis, and meetings with citizens, elected officials and other stakeholders. It is a long-term vision (typically covering 5 to 15 years) of how the citizens have expressed how they want their city to improve and grow in the future.

The Comprehensive Plan is intended to be used as a guide to decide where future housing and business growth should occur, 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 Future Land Use Map in the Comprehensive Plan is also a guide for zoning decisions, which in turn guides development permits in the City.

Plan Organization

The Plan contains nine chapters and two appendices. Chapters 3-8 are organized by the following planning elements: Focus Areas, Future Land Use, Livability and Code Reform, Transportation and Mobility, Recreation and Green Systems and Economic Development. Each chapter is organized into goals and recommended actions for implementation.

Table 1.1: Plan Organization

Plan Chapter		Description
1	Plan Overview	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	Irondale Today	This chapter briefly highlights existing conditions and trends in Irondale. Topics presented include socioeconomic data, housing data, an inventory of existing infrastructure and community facilities, as well as existing land use and zoning data.
3	Focus Areas	New development and redevelopment concept ideas for Downtown Irondale, Grants Mill Station and the Grants Mill Road Corridor.
4	Future Land Use	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	Livability and Code Reform	This chapter provides goals and actions pertaining to adopting codes and programs to improve the conditions of rental housing, encouraging better property maintenance, enhancing the physical character of the City, enhancing public services, facilities and programs throughout the City, and recommended revisions to the Zoning Ordinance.
6	Transportation and Mobility	This chapter provides goals and actions pertaining to expanding mobility options throughout the city and preserving the safety and efficiency of the existing transportation system.
7	Recreation and Green Systems	This chapter provides goals and actions pertaining to expanding and enhancing recreational opportunities for residents and restoring and sustaining water quality, natural habitats, and groundwater by incorporating best practices for environmental site design and stormwater management in development.
8	Economic Development	This chapter provides goals and actions pertaining to fostering economic development in Irondale, recruiting new businesses that will diversify and complement existing businesses, and refreshing branding and marketing efforts.
9	Implementation	This chapter includes the detailed implementation matrix for the Plan's recommended goals and actions and describes lead partners that should help with implementing each of the actions.
A	Appendix A: Public Involvement Summary	The appendix includes a detailed documentation of the public involvement process. Each of the outreach strategies are detailed along with participation rates, survey results and information gathered through the outreach activities.
B	Appendix B: Existing Conditions Document	This document is an in-depth assessment of where Irondale is today and covers a range of topics: a sociodemographic summary, existing land use, zoning and development trends, natural resources, the transportation system, and community facilities and services.

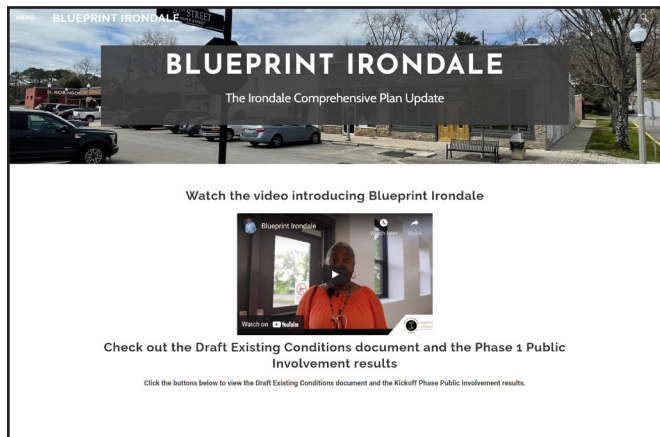
Summary of the Public Involvement Process

Effective outreach provides ample opportunity for citizens to be involved in the plan development process. It educates citizens about the purpose of the planning effort, and the important role they play in developing the plan. As a part of the development of the City of Irondale Comprehensive Plan, community stakeholders were engaged in several different ways throughout the planning process. They were encouraged to actively voice their opinions about Irondale's future.

Stakeholders were engaged and gave input through the following outreach activities:

Project Website

A formal website for the project was maintained by the RPCGB and updated throughout the life of the project. This website, www.BlueprintIrondale.com, served as an information gateway for the plan, and provided easy access for the public to take the survey as well as view plan documents, public input results, other related information.



Visioning Survey

This 16-question multiple-choice and open-ended survey was open for answers from April 5 to May 31, 2021, and in total 1,148 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

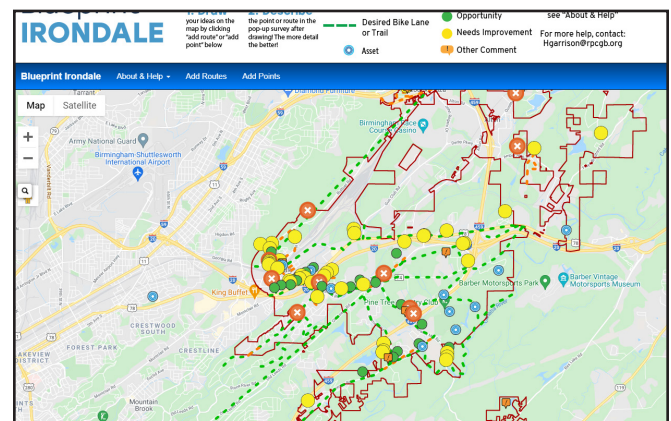
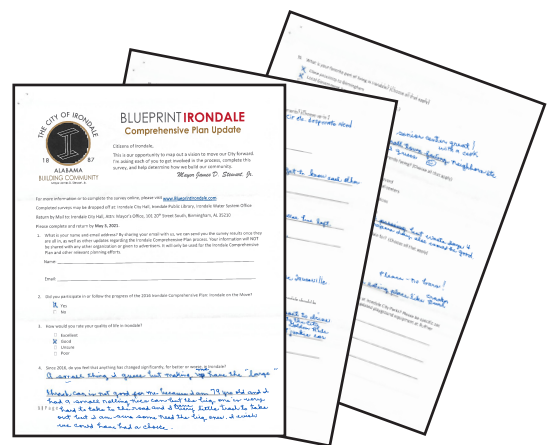
services, and parks and recreational facilities. The survey was promoted via E-blasts and hard copies were made available at Irondale City Hall, during City-led events, and at the Kickoff Open House on April 15, 2021.

See Appendix A Public Involvement Summary for the detailed results of the Visioning Survey.

Map Your Ideas - 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 April 5 to May 31, 2021 and received 214 comments.

See Appendix A Public Involvement Summary to view the Wikimap results.



Kickoff Open House

The in-person Kickoff Open House was held on April 15, 2021, from 5:30 to 7:00 PM at Shades Valley High School. Because of the Covid-19 pandemic, masking and social distancing were observed in accordance with state guidelines. Open House was promoted via flyers distributed throughout the city, email e-blasts, the project website and via the City of Irondale's website and online calendar. In total there were 28 attendees at the open house.

The purpose of this Kickoff Open House was to gather feedback regarding the state of Irondale today and residents' 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
- Issues & Opportunities Banners Activity

For detailed results of the Kickoff Open House activities, see Appendix A Public Involvement Summary.

Virtual Public Meeting

The purpose of this Kickoff Open House was to gather feedback regarding the state of Irondale today and residents' issues and desires regarding future projects and priorities, economic development, transportation, infrastructure, quality of life, and planning and public services. The meeting included a presentation and opportunity for input. In total there were 50 attendees at this event. This meeting was hosted virtually via Zoom and Facebook Live on April 19, 2021, at 6:00 PM.

Draft Plan Reveal Open House

The second Open House for the Irondale Comprehensive Plan was held on October 27, 2021, at Irondale City Hall. In total, 52 people attended in person and 24 watched virtually via the City of Irondale's Facebook Live stream. The purpose of the meetings was to gather feedback regarding draft goals and actions. Staff from the Regional Planning Commission of Greater Birmingham (RPCGB) were on hand to aid participants and to answer questions.

The meeting was broken up into the following stations:

- Overview Presentation
- Prioritizing the Draft Goals and Recommended Actions

For detailed results of the Draft Plan Reveal Open House activities, see Appendix A Public Involvement Summary.



Chapter 3 Focus Areas



Three focus areas were developed as a part of this plan including Downtown Irondale, Grants Mill Station, and the Grants Mill Corridor. Downtown Irondale and Grants Mill Station were selected because the City and its residents expressed the desire to redevelop and revitalize the two areas, and the Grants Mill Road Corridor was selected due to the rapid pace of new development around the I-459 / Grants Mill Road interchange.

Using a 4D analytical approach, the planning team provided recommendations for the future growth and development and/or redevelopment of the focus areas, and took into consideration density, land use diversity, design characteristics, and the accessibility of destinations and transportation infrastructure within each focus area.

Focus Areas Key Recommendations

Downtown Irondale

- **Downtown Irondale:** Move the Irondale Department of Public Works building and encourage the redevelopment of underutilized and incompatible businesses to accommodate more neighborhood-compatible and residential infill opportunities Downtown.

Grants Mill Station

- **Grants Mill Station:** Construct retail/mixed-use buildings in the parking lot to create a “main street” along existing south and west buildings; include upper-story residential units above ground floor commercial spaces (retail, restaurant, and entertainment).

Grants Mill Road Corridor (Old Leeds Road to Overton Road)

- **Grants Mill Road Corridor:** Utilize the I-459 interchange as a community gateway. Install signage to announce to visitors that they have arrived in the City of Irondale. Provide landscaping and other design improvements to create a positive arrival experience.

For more information on the specific recommendations for each area, see **Chapter 3** of the Comprehensive Plan.

Chapter 3 Focus Areas: Downtown Irondale

Opportunities

- Improve access around railroad (possible street connection from First Avenue North to 16th Street, rather than through neighborhood).
- Roundabout at 16th Street and 4th Avenue North to create attractive “Ruffner” gateway and at Crestwood Boulevard/ US 78 as major city gateway.
- Relocate Public Works and, over time, some heavy commercial and industrial uses strategically out of prime Downtown locations, consider conducting land swaps with available space in other industrial park areas or along Crestwood Boulevard/ US 78.
- Redevelop or improve “facades” of warehouse buildings on First North (2000 block).
- Optimize Downtown-adjacent residential development.
- Improve streetscapes along First Avenue South and North/beautification along the railroad.
- Improve viaducts along 16th Street
- Improve public parking (off- and on-street).
- Provide additional wayfinding and gateway signage.
- Improve Irondale Water System facility with landscaping and screening.

Figure 1.1: Downtown Irondale – Opportunities Diagram

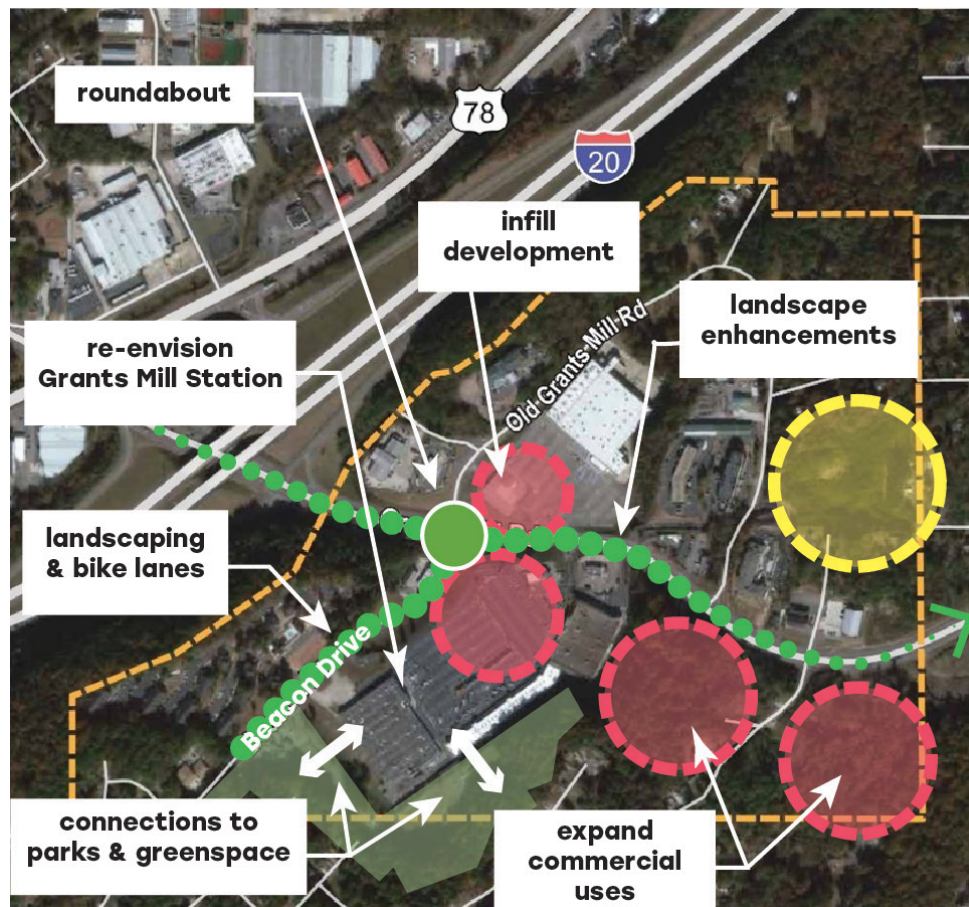


Chapter 3 Focus Areas: Grants Mill Station

Opportunities

- Encourage infill development at Grants Mill Station and at the Classic Car Motoring site to create a sense of place – construct sidewalks and pedestrian connections to enhance walkability.
- Relocate City Hall and the Police Station to Grants Mill Station to create a municipal complex.
- Explore the feasibility of a roundabout at the intersection of Grants Mill Road and Beacon Drive to create stronger gateway experience.
- Beautification of Grants Mill Road – provide streetscape improvements and construct a landscaped median in the center turn lane from Beacon Drive to Old Leeds Road.
- Develop additional commercial uses on vacant properties southeast of Grants Mill Station (topography limits direct accessibility with shopping center).
- Enhance the image of the shopping center site along Beacon Drive through landscape improvements.
- Create strong pedestrian and visual connections to Beacon Park from Grants Mill Station.

Figure 1.2: Grants Mill Station – Opportunities



Chapter 3 Focus Areas: Grants Mill Road Corridor

Opportunities

- Potential residential development on property north and west of Mercedes.
- Proposed commercial development at Old Leeds Road and Grants Mill Road adjacent to Shades Valley High School.
- Mixed-use, commercial, and/or light industrial infill development along Grants Mill Road at Shady Acres, including possible redevelopment of existing uses on Horst Hill Road (same ownership).
- Continued development of auto-related or compatible commercial uses adjacent to Tom Williams Auto Mall. Create a street connection between Grants Mill Road and Belmont Road north of I-459
- Bicycle trail (lanes, sharrows, or shared use path) along Grants Mill Road south of Old Leeds when widened and as practicable, connect to planned sharrows on Overton Road.
- Install landscaping, signage, and other design improvements to create a stronger gateway experience at interchange.
- Streetscape improvements and beautification along Grants Mill Road, including landscaped median to Overton Road.
- Potential for another nature preserve and canoe launch on Overton Road using City of Irondale and Fresh Water Land Trust properties.

Figure 1.3: Grants Mill Road Corridor – Opportunities



Chapter 4: Future Land Use



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: Encourage redevelopment in existing commercial areas.

Goal #2: Protect environmentally sensitive areas.

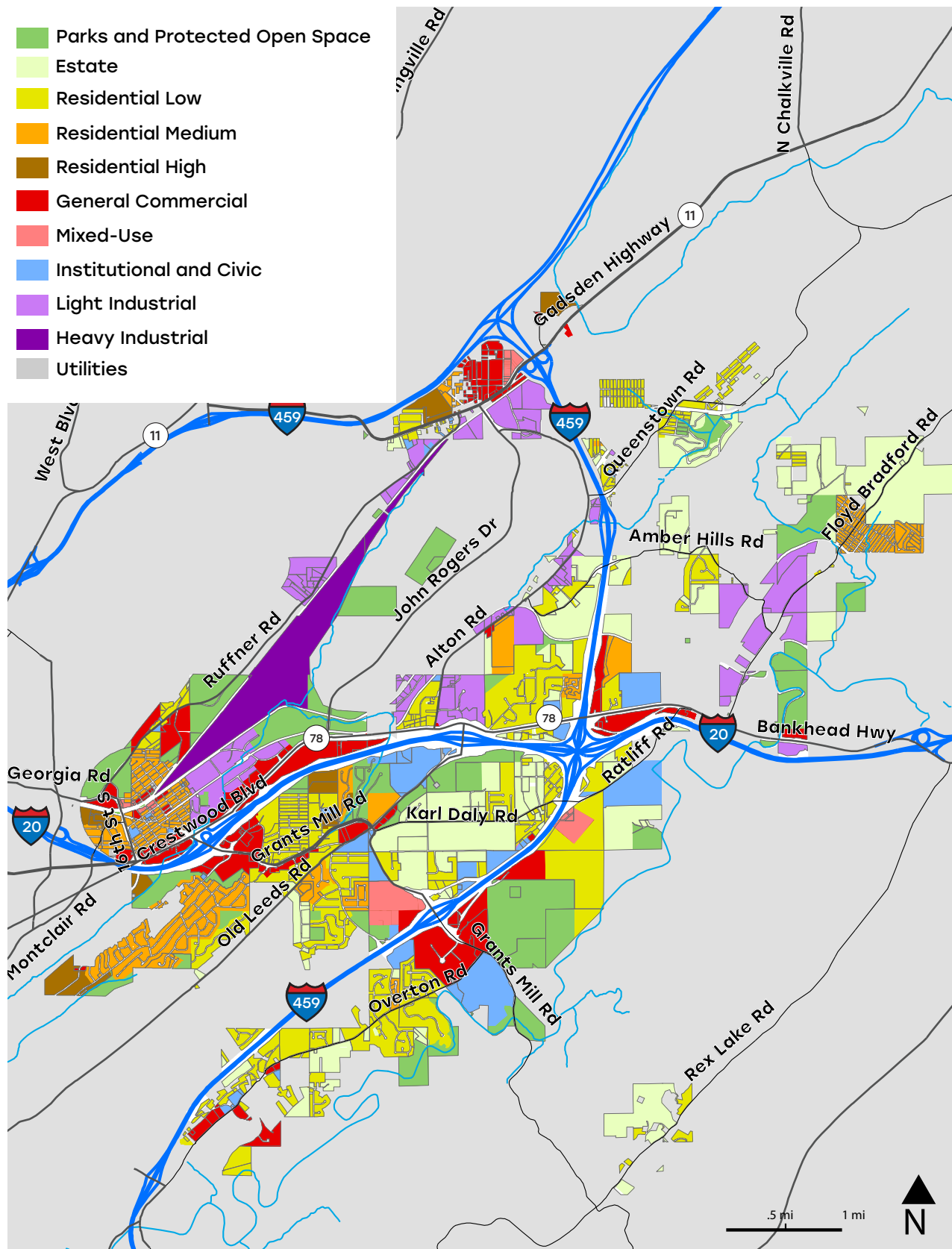
Goal #3: Encourage sustainable long-term development patterns.

Goal #4: Encourage a wide range of housing types.

Key Actions

- Encourage mixed-use development.
- Adopt a Mixed-Use zoning district that allows for a variety of uses and development types.
- Revitalize and/or redevelop Grants Mill Station.
- Make Downtown Irondale a more attractive destination for residents and visitors.
- Revitalize properties along the Crestwood Boulevard/US 78 corridor.
- Reduce development intensity via a step-down approach near the Cahaba River.
- Ensure future developments improve pedestrian, bicyclist, and vehicular connectivity.
- Encourage the development of new housing to achieve a mix of housing types at a range of price points.

Figure 1.5: Future Land Use Map



Chapter 5: 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

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

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

Goal #3: Enhance the physical character and appearance of the City.

Goal #4: Enhance public services, facilities and programs throughout the City.

Goal #5: Recommended Zoning Ordinance revisions to enhance urban form.

Goal #6: Recommended Zoning Ordinance revisions for parking and access standards.

Goal #7: Recommended Zoning Ordinance revisions to permitted uses.

Goal #8: Other recommended Zoning Ordinance revisions.

Key Actions

- Create a Rental Property licensing inspection system and establish a Good Landlord Program.
- Adopt the 2021 International Property Maintenance Code that would allow the City to levy fines for code violations.
- Create a citizen's guide for code enforcement that enables residents to report code violations and blighted properties.
- Clearly define gateways into Irondale through urban design and beautification enhancements.
- Improve streetscaping along the Crestwood Boulevard/ Highway 78 Corridor.
- Build a community storm shelter for Irondale residents.
- Encourage the use of PUD developments (in the R-6 District) to promote flexibility, creativity, and a mix of uses.
- Allow on-street parking to count toward minimum parking requirements in all commercial districts.
- Add a summary table of permitted uses across all zoning categories.
- Establish and publish a step-by-step application process guide for development and redevelopment.
- Modify the Sign Regulations to ensure content neutrality.

Chapter 6: Transportation & Mobility



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 Irondale. 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

Goal #1: Enhance the safety and efficiency of the existing transportation system.

Goal #2: Build a multi-modal transportation network with a wide range of choices.

Goal #3: Make infrastructure maintenance investments a priority.

Key Actions

- Develop a traffic calming policy to reduce speeding in neighborhoods utilizing appropriate traffic calming measures.
- Continue to explore the feasibility of a train “Quiet Zone” at the 20th Street at-grade intersection.
- Expand sidewalk coverage in residential areas and build links from residential areas to activity centers, schools, recreational facilities, employment centers, and other major public facilities.
- Construct context-sensitive bicycle infrastructure along strategic corridors. Create a connection via Old Grants Mill Road to Old Leeds Road to enhance bicycle and pedestrian connectivity.
- Work with the Freshwater Land Trust to create future connections to Ruffner Mountain.
- Consider the feasibility of an On-Demand Transit Program to provide new transportation options for Irondale.
- Dedicate an annual budget line item to implement the City’s 2017 Pavement Management Plan.

Chapter 7: Recreation & Green Systems



Irondale is uniquely blessed with regionally significant outdoor assets including the Cahaba River, which passes through the city, and the Ruffner Mountain Nature Preserve on its northern border. In addition to these destination attractions, Irondale also has a robust park system for residents. This chapter makes recommendations to help improve and maintain Irondale's existing park system, to expand recreational opportunities for area residents, and to protect Irondale's natural resources for future generations. The chapter also highlights best practices in the management of construction sediment and run off, as well as stormwater management.

Chapter Goals

Goal #1: Establish Irondale as a regional destination for Adventure and Eco-tourism.

Goal #2: Maintain, enhance and expand the parks and recreation system.

Goal #3: Protect and preserve Irondale's natural resources through policy and development regulations which achieve goals for environmental sustainability, natural resource protection and enhancing public access to nature.

Key Actions

- Acquire land that is unsuitable for development due to topography or other environmental constraints for outdoor recreation space such as hiking or mountain biking trails.
- Market Irondale as an outdoor recreation destination through branding efforts and online campaigns.
- Develop a Parks and Recreation Master Plan.
- Explore the feasibility and funding needs of providing a recreational center and athletic complex.
- Make improvements needed at Ruffner Park, Beacon Park, Cahaba River Landing, and Ellard Park.
- Encourage the use of Green Infrastructure and Low Impact Development Best Management Practices (BMPs) on all new developments and redevelopment projects larger than one acre during construction and post-construction to control soil erosion and minimize pollutant runoff and instream erosion of waterways downstream.
- Collaborate with Jefferson County to create a Stormwater Master Plan for the Grants Mill Corridor.

Chapter 8: Economic Development



Irondale residents experience an excellent quality of life with easy access to desired amenities and a proximity to Birmingham and Interstate-20 that can be leveraged for economic growth in the future. Irondale has also positioned itself as a hub for luxury automotive sales creating a unique opportunity within the State of Alabama.

This chapter outlines goals and recommended actions for how the City can continue to foster a business-friendly environment for existing businesses, support businesses that may be struggling post COVID-19, and also recruit new employers in targeted industries to the City. It identifies approaches for encouraging the efficient use of infrastructure as new businesses are recruited and strategies for retaining existing and future businesses as well as the empowerment of the City's human talent.

Chapter Goals

Goal #1: Foster economic development in Irondale.

Goal #2: Recruit new businesses that will diversify and complement existing businesses.

Goal #3: Continue to support Irondale's workforce, small businesses, and start-ups.

Goal #4: Refresh branding and marketing efforts to promote Irondale's unique assets.

Key Actions

- Promote creative, flexible adaptive reuse of obsolete industrial and commercial buildings by new businesses.
- Plan pop-up events and festivals in Downtown Irondale.
- Establish an Irondale Main Street organization and then consider applying to become a designated Main Street community.
- Incentivize, recruit, and attract more commercial and retail development throughout the City of Irondale.
- Create and maintain an online database of available retail, office, and industrial spaces including size, zoning, lease rates, price, utilities, condition, etc.
- Explore the feasibility of creating a "startup incubator" or shared co-working space for new businesses.
- Modernize and promote a consistent branding strategy with updated logos, themes, concepts and graphics.

Chapter 9: Implementation

This Irondale Comprehensive Plan sets forth a bold vision for the future of the City of Irondale and includes a set of action steps to achieve the goals. The Plan focuses on a mix of policies 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 Irondale Comprehensive Plan is the first step in the implementation process. It is the product of considerable efforts on the part of the City of Irondale and many other community leaders and concerned citizens. Working with a range of potential implementation partners, the Mayor, 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 its goals and recommend 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 Irondale when making specific land use decisions and public investments. This Comprehensive Plan is not a law or a zoning ordinance and is instead intended to serve as a policy guide for community decision-making regarding land use, development, growth management and capital improvements decisions.

Implementation Matrix Table

To guide the implementation of this Plan, the following implementation table has been created. The table highlights 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 a 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 goals and recommended actions outlined in the matrices are for consideration only, and do not constitute an obligation on any City department, board, 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 9.1: Implementation Matrix

Chapter 4 — Future Land Use					
#	Action	Page	Priority	Time Frame	Potential Partners
Goal #1: Encourage redevelopment in existing commercial areas.					
1.1	Encourage mixed-use development.	94	High	On-going	City Administration, City Council, Planning and Zoning Commission, Commercial Development Authority
1.2	Adopt a Mixed-Use zoning district that allows for a variety of uses and development types.	95	High	Short-term	City Administration, City Council, Planning and Zoning Commission
1.3	Encourage and incentivize infill development and redevelopment.	95	High	On-going	City Administration, City Council, Planning and Zoning Commission, Commercial Development Authority
1.4	Revitalize and/or Redevelop Grants Mill Station.	96	High	On-going	City Administration, City Council, Planning and Zoning Commission, Commercial Development Authority
1.5	Make Downtown Irondale a more attractive destination for residents and visitors.	96	High	On-going	City Administration, City Council, Planning and Zoning Commission, Commercial Development Authority, Downtown Redevelopment Authority
1.6	Revitalize properties along the Crestwood Boulevard/US 78 corridor.	96	High	On-going	City Administration, City Council, Planning and Zoning Commission, Commercial Development Authority
Goal #2: Protect environmentally sensitive areas.					
2.1	Promote the use of conservation easements to preserve environmentally sensitive land.	97	High	On-going	City Administration, City Council, Planning and Zoning Commission
2.2	Reduce development intensity via a step-down approach near the Cahaba River.	97	High	On-going	City Administration, City Council, Planning and Zoning Commission, Inspections Department
2.3	Modify the Zoning Ordinance to include conservation subdivision regulations.	98	High	Long-term	City Administration, City Council, Planning and Zoning Commission
Goal #3: Encourage sustainable long-term development patterns.					
3.1	Continue to grow as a city of residential areas supported by activity centers.	98	Medium	On-going	City Administration, City Council, Planning and Zoning Commission, Commercial Development Authority
3.2	Ensure future developments improve pedestrian, bicyclist, and vehicular connectivity.	99	High	On-going	City Administration, City Council, Planning and Zoning Commission, Inspections Department
Goal #4: Encourage a wide range of housing types.					
4.1	Encourage the development of new housing to achieve a mix of housing types at a range of price points.	101	Medium	On-going	City Administration, City Council, Planning and Zoning Commission

Chapter 5 — Livability & Code Reform

#	Action	Page	Priority	Time Frame	Potential Partners
Goal #1: Adopt codes and programs to improve the conditions of rental housing units.					
1.1	Modify the R-3 Two-Family (Duplex), R-4 Multiple Family, RCD Residential Condominium, and R-5 Town House zoning districts to include additional regulations to ensure the health, safety, welfare, and aesthetic improvements of duplexes, town houses, apartments, and multiple family dwellings.	106	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission
1.2	Create a Rental Property licensing inspection system and establish a Good Landlord Program.	107	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission, Inspections Department
Goal #2: Enhance code enforcement efforts and encourage better property maintenance.					
2.1	Ensure the enforcement of local regulations including the Zoning Ordinance, Subdivision Regulations, and Stormwater Ordinances to protect public and private property, and to ensure the public safety and welfare of residents, citizens, and visitors.	108	High	Short-term	City Administration, City Council, Inspections Department
2.2	Continue to support the use of technology to improve code enforcement.	108	Medium	Short-term	City Administration, City Council, Inspections Department
2.3	Adopt the 2021 International Property Maintenance Code that would allow the City to levy fines for code violations.	108	Medium	Short-term	City Administration, City Council
2.4	Create a citizen's guide for code enforcement that enables residents to report code violations and blighted properties.	109	Medium	Short-term	City Administration, Housing Code Abatement Board, Inspections Department
2.5	Create a vacant property registration ordinance.	109	Low	Short-term	City Administration, City Council, Planning and Zoning Commission, Inspections Department

Chapter 5 — Livability & Code Reform

#	Action	Page	Priority	Time Frame	Potential Partners
Goal #3: Enhance the physical character and appearance of the City.					
3.1	Develop a city-wide signage replacement program.	109	Low	Short-term	City Administration, City Council, Public Works Department
3.2	Clearly define gateways into Irondale through urban design and beautification enhancements.	110	High	Short-term	City Administration, City Council, Public Works Department
3.3	Develop a city-wide wayfinding signage system.	110	Low	Long-term	City Administration, City Council, Public Works Department
3.4	Establish an Irondale Beautification Coalition to spearhead and conduct “Keep Irondale Beautiful” cleanup efforts and to identify a list of catalytic sites for cleanup.	111	Low	Short-term	City Administration, City Council, Community Leaders, Faith-Based Organizations, Housing Code Abatement Board, Residents
3.5	Improve streetscaping along the Crestwood Boulevard/ US 78 Corridor.	111	High	Long-term	City Administration, City Council, Developers, Local Business Owners, Public Works Department
3.6	Establish a Façade Improvement Program.	112	Low	Long-term	City Administration, City Council, Planning and Zoning Commission, Inspection Department
Goal #4: Enhance public services, facilities and programs throughout the City.					
4.1	Explore the feasibility of constructing a recreation center for Irondale residents.	113	Medium	Long-term	City Administration, City Council, Irondale Senior Activity Center, Irondale Youth Athletic Association, Planning and Zoning Commission, Parks and Recreation Department
4.2	Build a community storm shelter for Irondale residents.	113	High	Long-term	City Administration, City Council, Inspections Department, Public Works Department

Chapter 5 — Livability & Code Reform

#	Action	Page	Priority	Time Frame	Potential Partners
Goal #5: Recommended Zoning Ordinance revisions to enhance urban form.					
5.1	Revise building height regulations in the C-1 Business and R-4 Multiple Family Districts to allow for buildings up to four (4) stories, or 48 feet.	114	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission
5.2	Revise the C-1 Business, R-4 Multiple Family, R-5 Town House, and RCD Residential Condominium Districts to amend front setback regulations to specify front setback ranges instead of only minimums.	114	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission
5.3	Adopt an Adaptive Reuse Ordinance.	114	Low	Short-term	City Administration, City Council, Planning and Zoning Commission, Commercial Redevelopment Board
5.4	Adopt a Mixed-Use Zoning District.	115	High	Short-term	City Administration, City Council, Planning and Zoning Commission
5.5	Encourage the use of PUD developments (in the R-6 District) to promote flexibility, creativity, and a mix of uses.	116	Medium	On-going	City Administration, City Council, Planning and Zoning Commission, Inspections Department
Goal #6: Recommended Zoning Ordinance revisions for parking and access standards.					
6.1	Revise the C-1 Business, R-4 Multiple Family, R-5 Town House, and RCD Residential Condominium Districts to establish parking location criteria for new developments.	116	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission
6.2	Allow on-street parking to count toward minimum parking requirements in all commercial districts.	116	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission

Chapter 5 — Livability & Code Reform

#	Action	Page	Priority	Time Frame	Potential Partners
Goal #7: Recommended Zoning Ordinance revisions to permitted uses.					
7.1	Add a summary table of permitted uses across all zoning categories.	116	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission
7.2	Revise the zoning use categories to align with the larger use categories within the International Building Code.	117	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission
7.3	Revise the C-1 Business, R-4 Multiple Family, and R-5 Town House Districts to simplify density restrictions.	117	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission
7.4	Permit residential uses on ground floors in the C-1 Business District.	117	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission
7.5	Permit upper-story residential uses in the C-1 Business and C-2 Commercial Districts.	118	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission
7.6	Consider permitting home occupations in all residential zoning districts.	118	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission
7.7	Provide a definition for live-work units and permit live-work units in all zoning districts except low-density residential single-family and industrial districts.	118	Medium	Short-term	City Administration, City Council, Planning and Zoning Commission
7.8	Add definitions for brewery, micro-brewery, and brew pub and revise the permitted uses in the C-1 Business and C-2 Commercial Districts to permit them accordingly.	119	High	Short-term	City Administration, City Council, Planning and Zoning Commission