



# NORTHPORT

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COMPREHENSIVE PLAN SUMMARY

11/09/23

# PURPOSE

The purpose of the Comprehensive Plan is to set a vision for growth and improvement over the next 20 years to guide decisions on zoning, annexation, public investment in roads, infrastructure, facilities and services



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# Community Engagement

Visioning Session	Jan 30
Development Strategy	Feb 27
Land Use + Transportation	Mar 27
Downtown + Riverfront	May 22
Parks, Facilities + Infrastructure	June 26
Plan Review Open House	Aug 28

# PROCESS

## Focus Groups

Business Community	Mar 24
Downtown + Riverfront	May 2
Parks + Recreation	June 12



more shops, restaurants...  
connectivity to riverfront

## Pop Up Events

Kentuck Park	Apr 20
Touch a Truck	Apr 29



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**590**  
participants

**960**  
comments

[Projects & Surveys](#) Meetings & Events

## Surveys & Projects

### Visioning Survey

Let us know how you feel about Northport today, how it is changing

### Get updates

Via email

AND | OR

# VISION

retail neighborhoods small town feel  
workforce development jobs appearance cohesive  
roads traffic bicycle drainage  
connectivity city hall animal control  
parks schools leadership safety families  
green space trail environment young professionals history Kentuck library  
business walkable limit STRs  
tourism restaurants clean-up outdoors  
entertainment accountability youth signs growth brewery  
community center philanthropy sidewalks revitalization  
Levee Trail recreation industry water housing hotels less regulation activities  
healthcare riverfront infrastructure cultural arts  
underground utilities public transportation



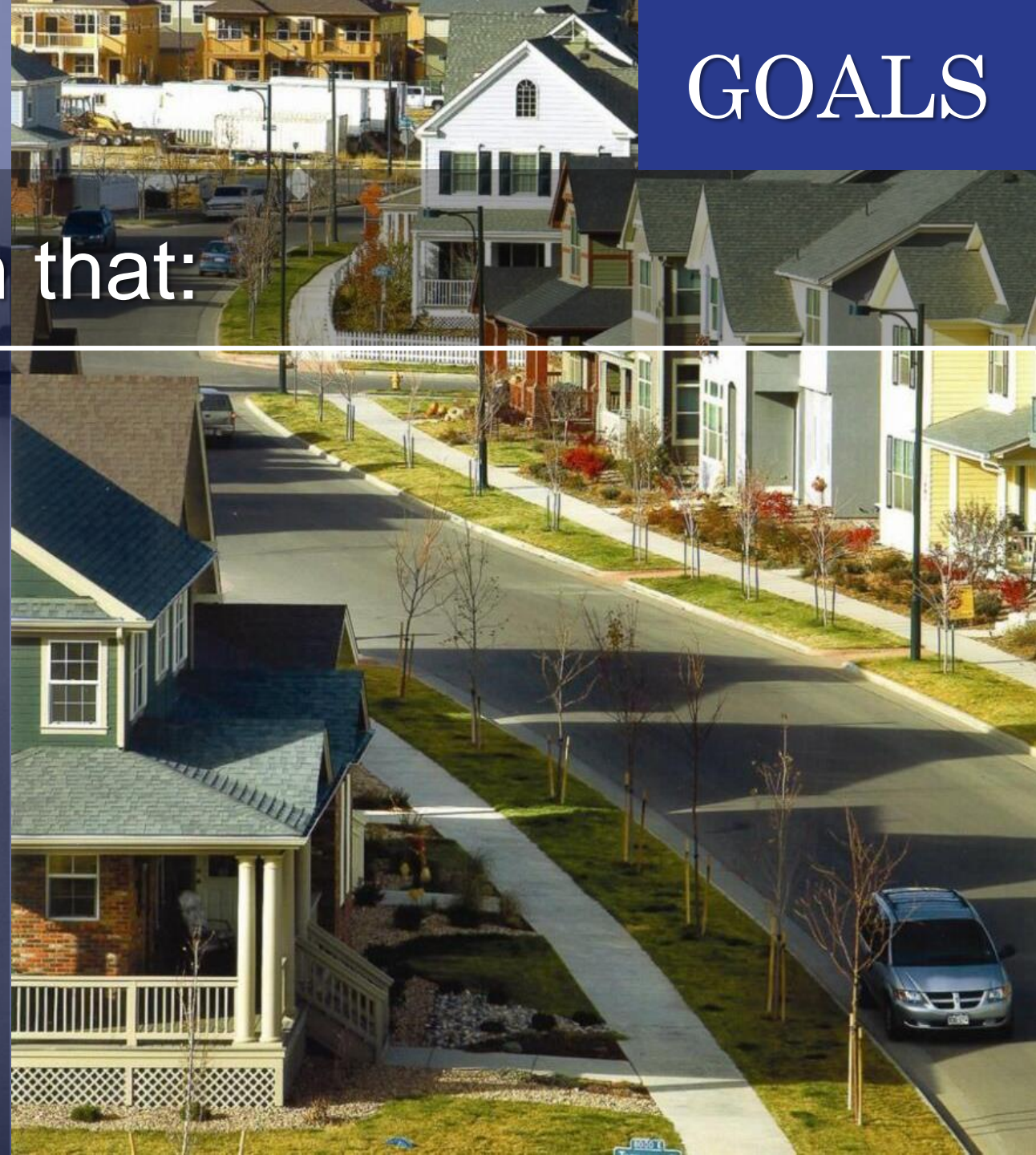
## Develop a strong economy that:

- cultivates a variety of businesses
- takes advantage of the riverfront
- embraces tourism potential
- supports local entrepreneurs



## Pursue intentional growth that:

- reflects fiscally-sound annexations and infrastructure investments
- enhances community character
- produces quality housing choices
- improves older business areas and neighborhoods



## Improve transportation in ways that:

- increase connectivity and lessen congestion
- provide options to walk and bike
- support desired character
- are compatible with public transportation



## Support recreation and cultural activity to:

- offer a variety of recreational options for residents
- increase local arts and cultural programming
- support tourism potential
- improve access to county services

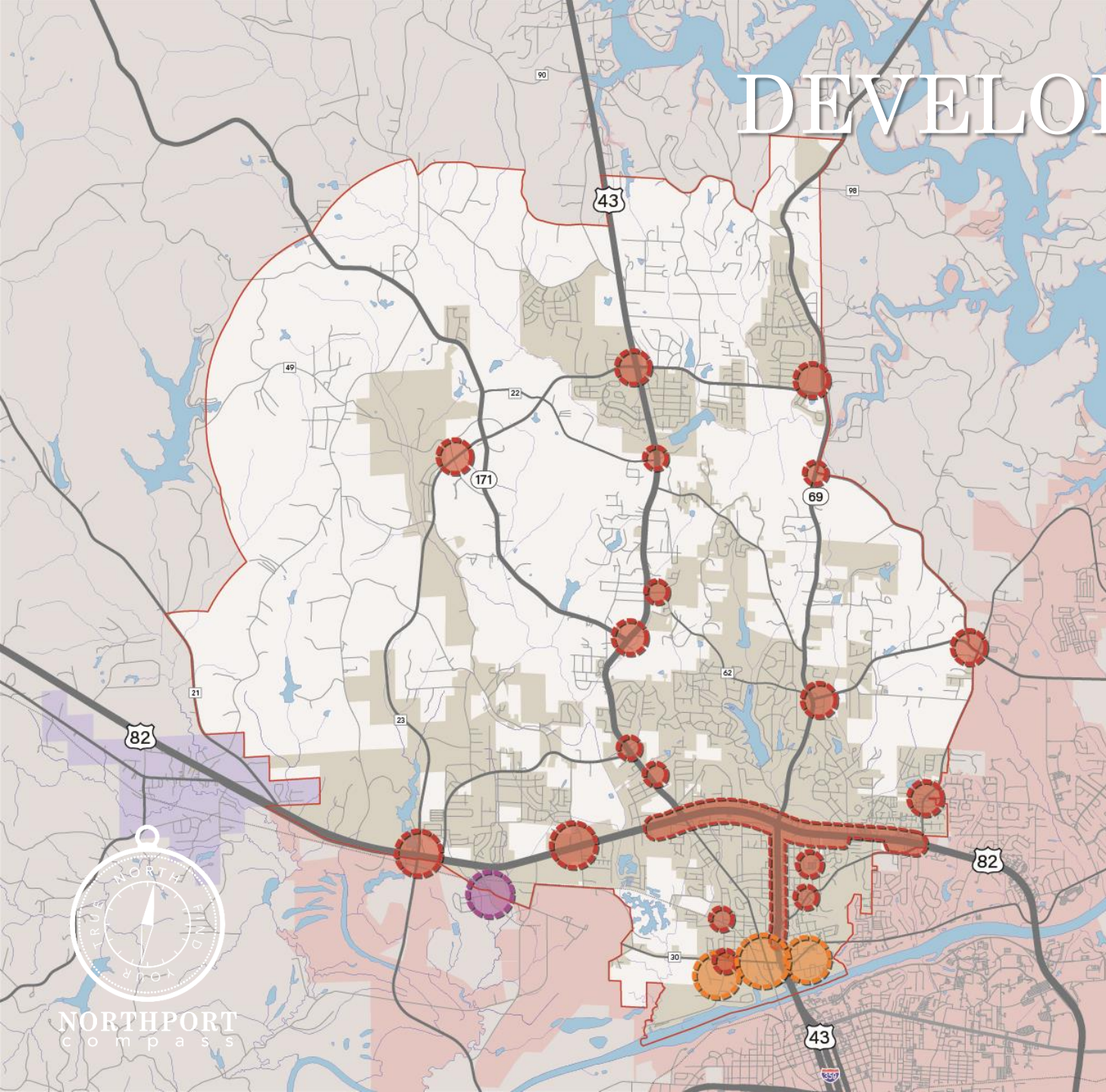


# DEVELOPMENT STRATEGY

Organize commercial development into “nodes” in accessible locations with in-place infrastructure.

Avoid further linear development on major roads.

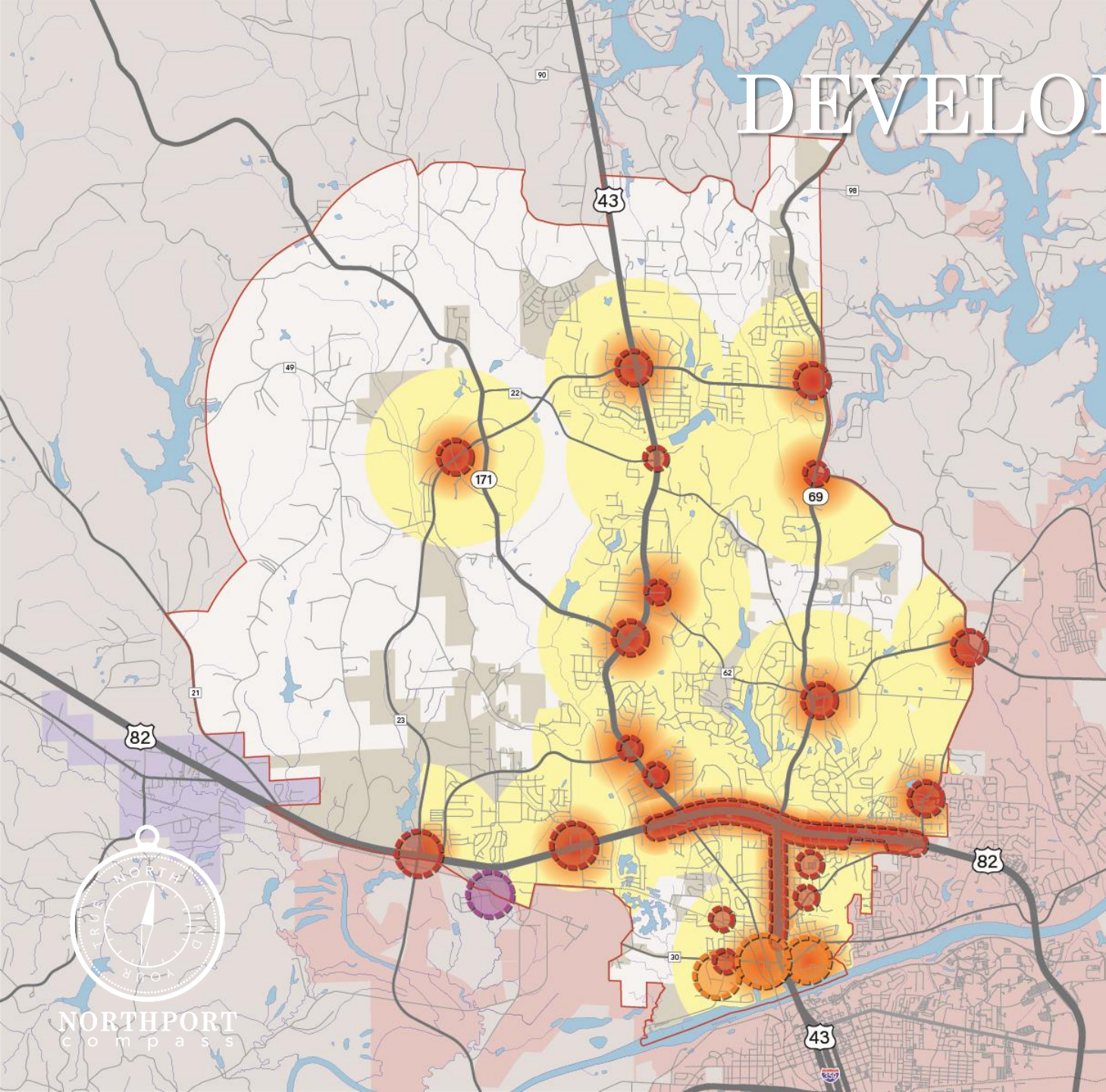
Envision commercial nodes as centers of activity, or anchor points, for surrounding neighborhoods. Make them “walkable.”



# DEVELOPMENT STRATEGY

Direct higher density residential toward commercial nodes where infrastructure is more robust.

Residential density should decrease farther away from nodes where the street network is less interconnected and infrastructure is less robust.

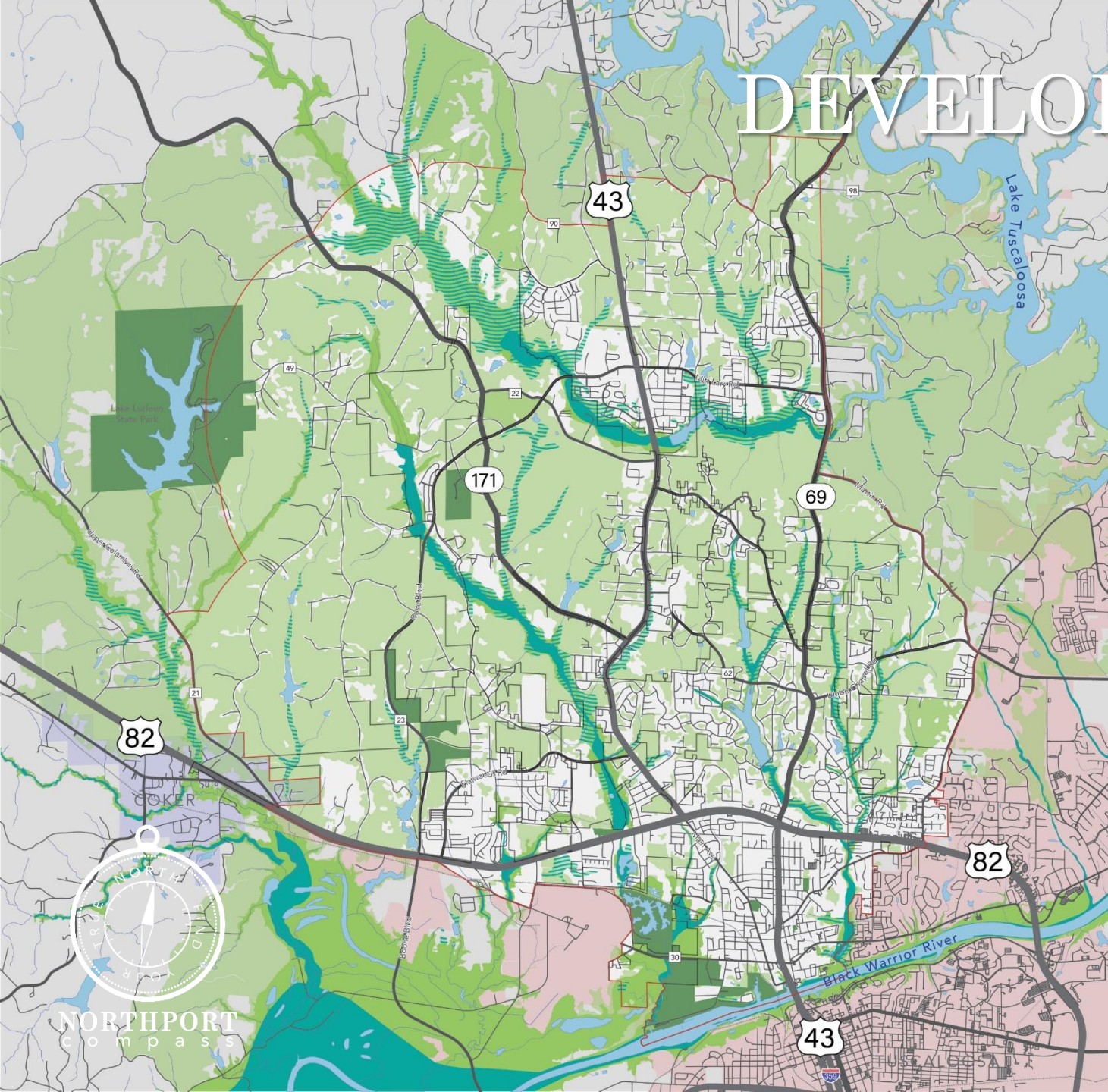


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# DEVELOPMENT STRATEGY

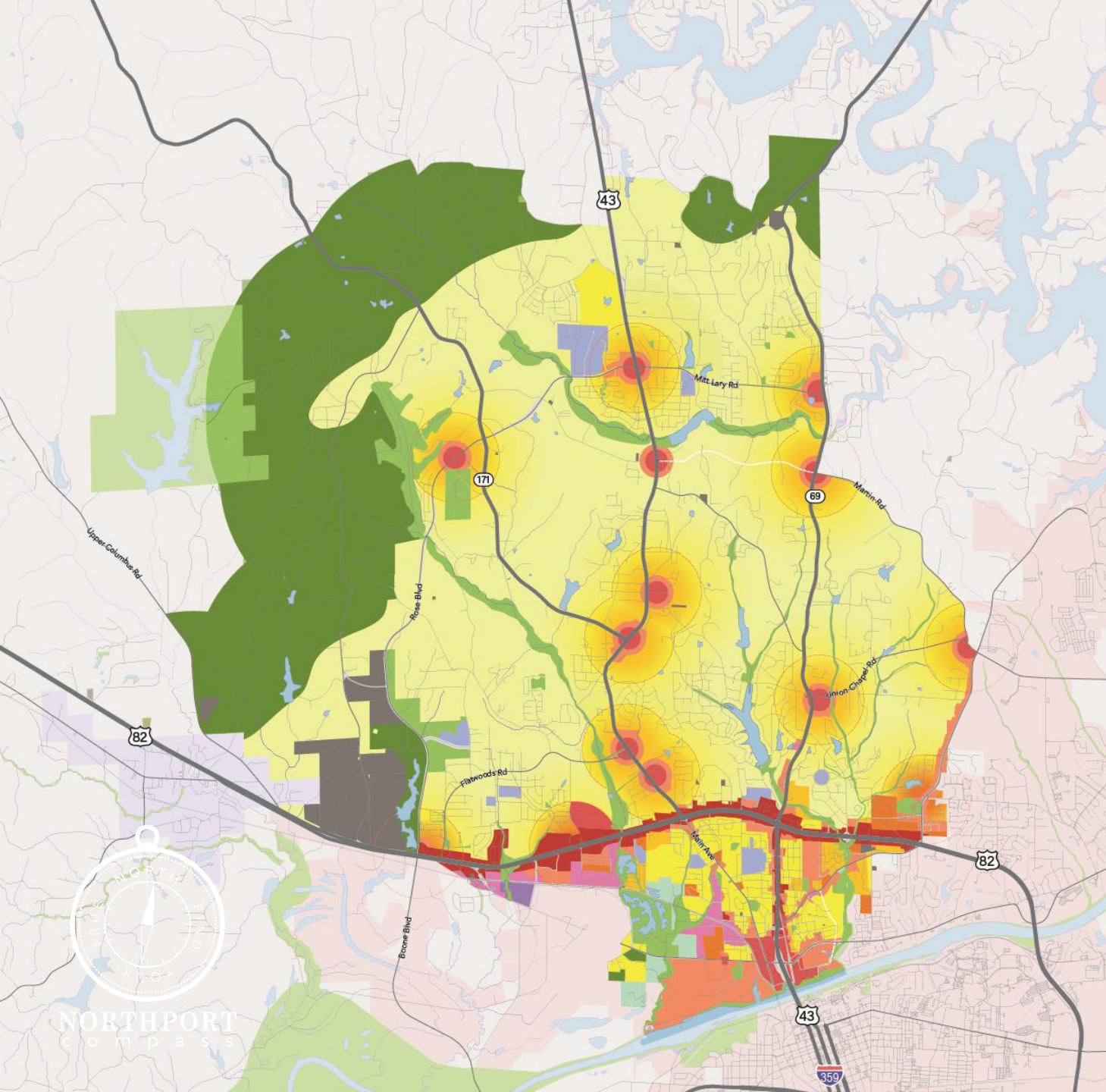
Avoid or limit the intensity of development in environmentally sensitive areas: wetlands and flood-prone areas, steep slopes, etc.

Encourage “conservation” development to prevent their disruption and conserve open space.



# LAND USE PLAN

- Industrial
- Institutional
- Office-industrial mix
- Commercial mix
- General mixed-use
- Limited mixed-use
- Utilities
- Multifamily residential
- High-density residential
- Medium-density residential
- Low-density residential
- Conservation development
- Open space
- Agriculture and rural residential



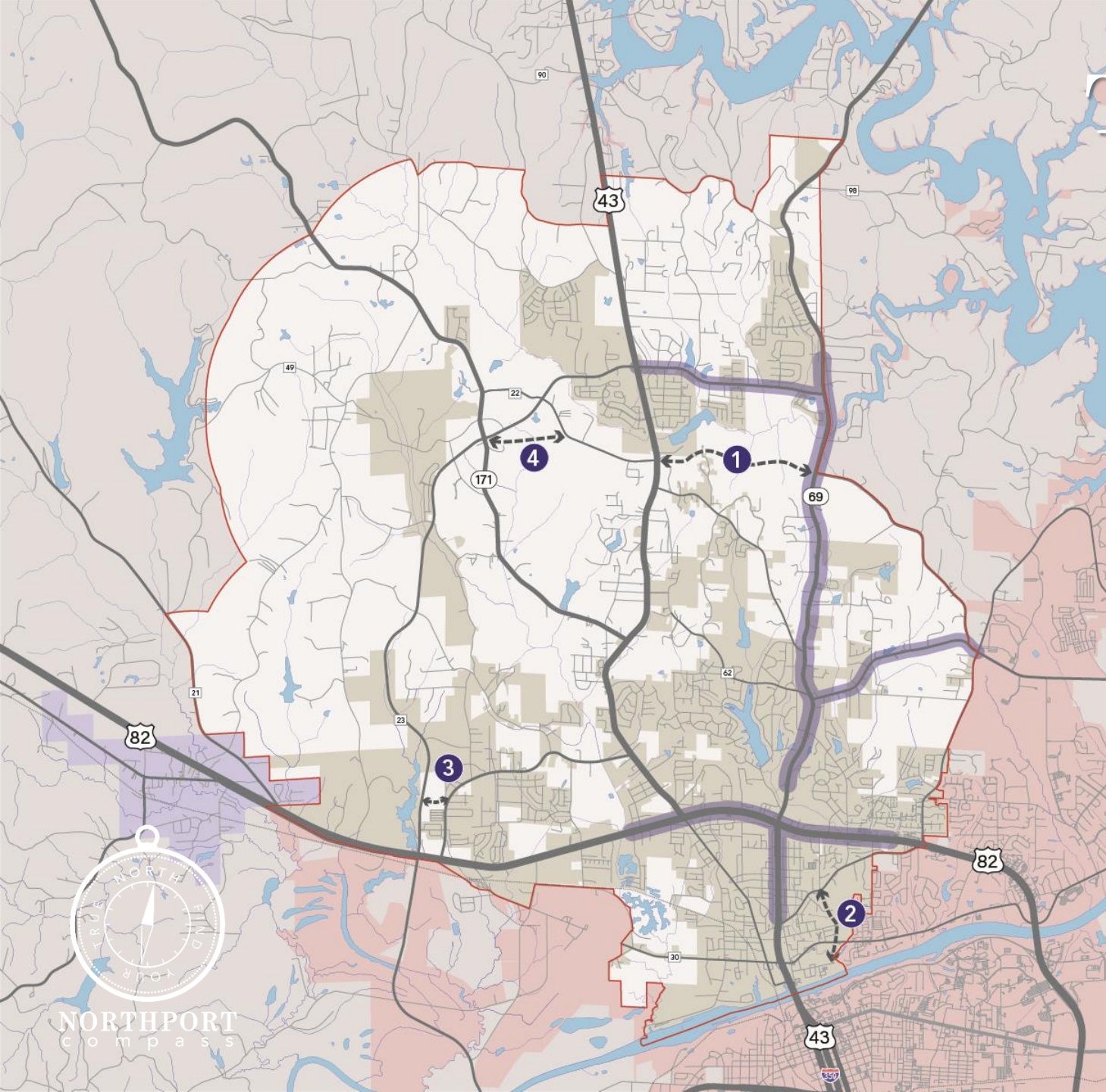
# TRANSPORTATION

Improve connectivity to provide alternate routes and relieve congestion on major roads and intersections.

Link to the Tuscaloosa bypass.

Protect capacity to congested roadways. Add capacity along AL Highway 69.

Maintain and implement citywide street resurfacing plan.



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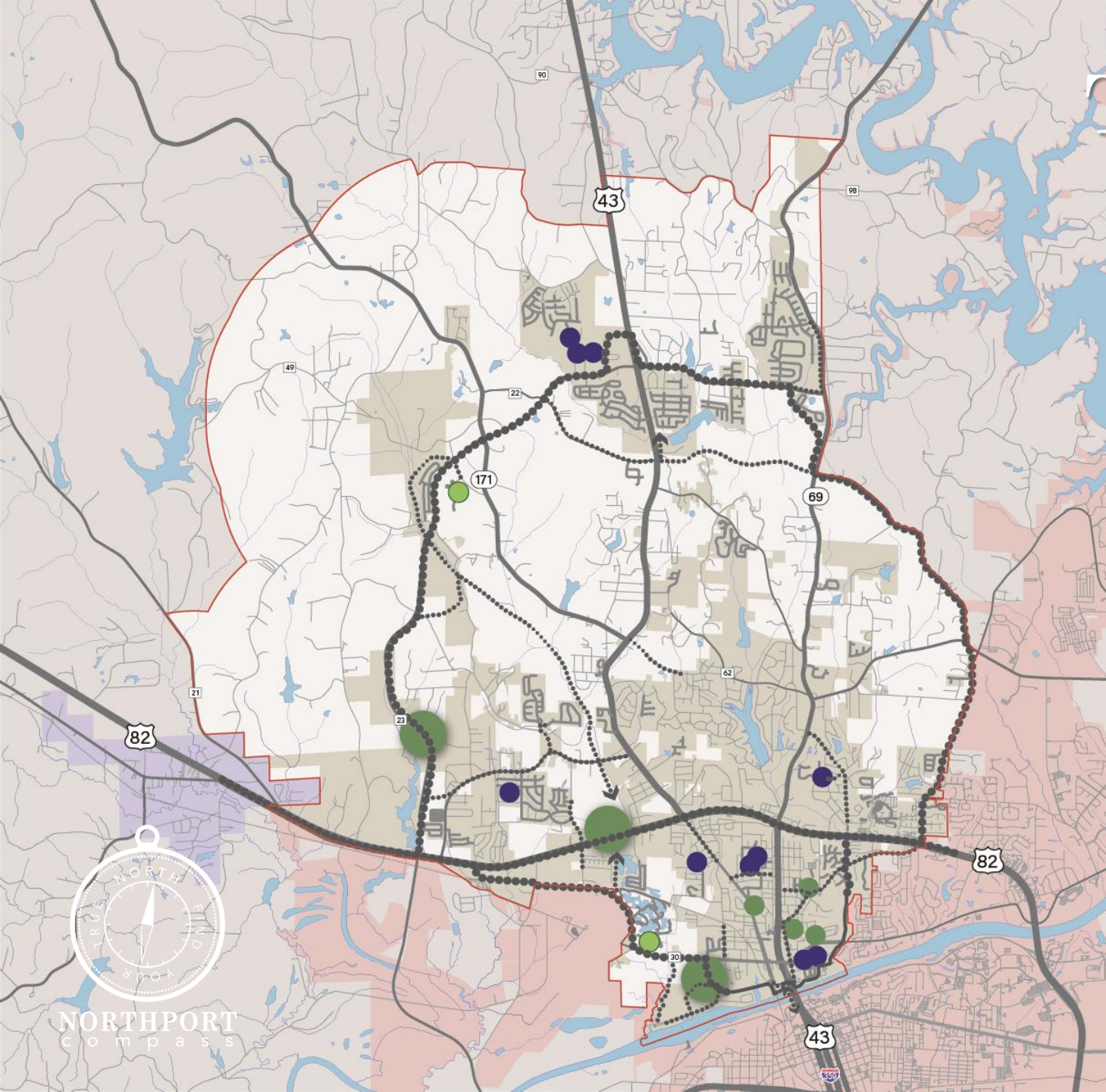
# TRANSPORTATION

Develop more accommodations for pedestrians and bicyclists.

Prioritize connections between neighborhoods, parks and schools.

Build a citywide trail loop that connects the Levee Trail and recently planned projects.

Include bicycle-pedestrian facilities on new connector roads.





# TRANSPORTATION

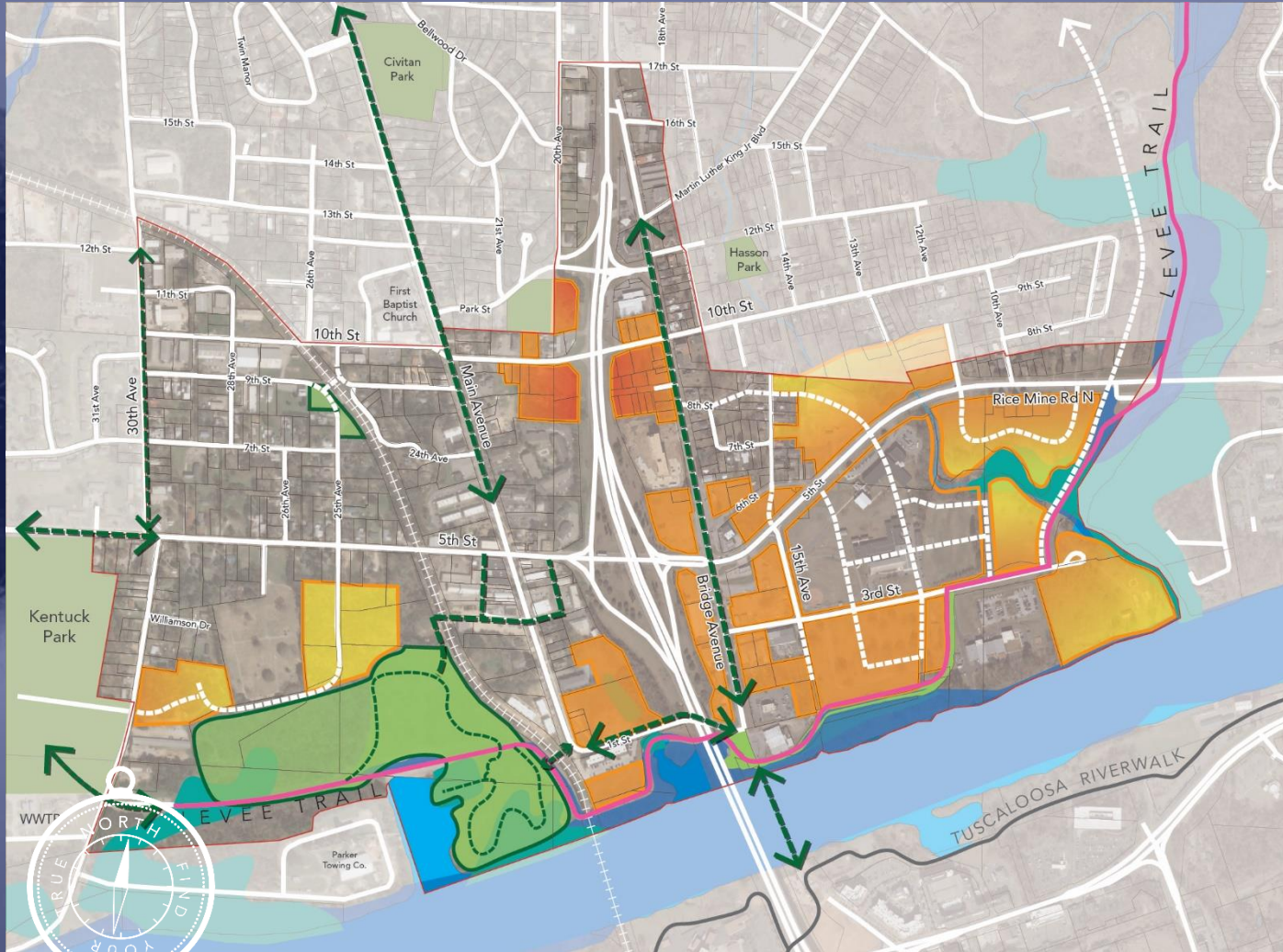
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# DOWNTOWN + RIVERFRONT



Engage the river at every opportunity!

Encourage walkable, mixed-use development on east side.

Improve east-west access to/from historic downtown.

Develop street grid on east side.

Improve river crossing.

Create downtown organization.

Simplify zoning.

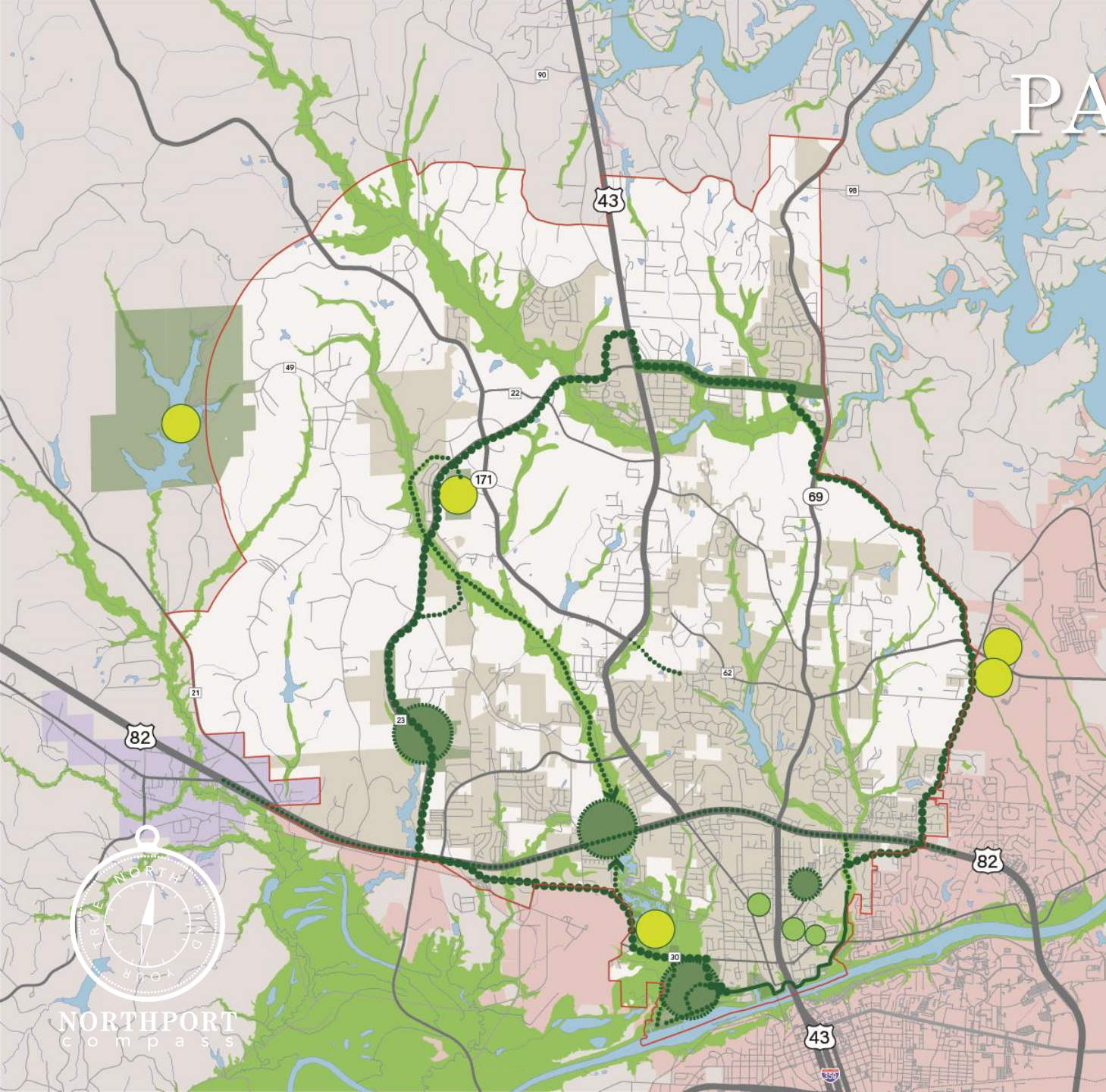
# PARKS + FACILITIES

Implement plans for Kentucky Park, adventure park, and water park.

Focus on neighborhood parks.

Balance active and passive recreation amenities.

Build a citywide trail loop that connects the Levee Trail and recently planned projects.



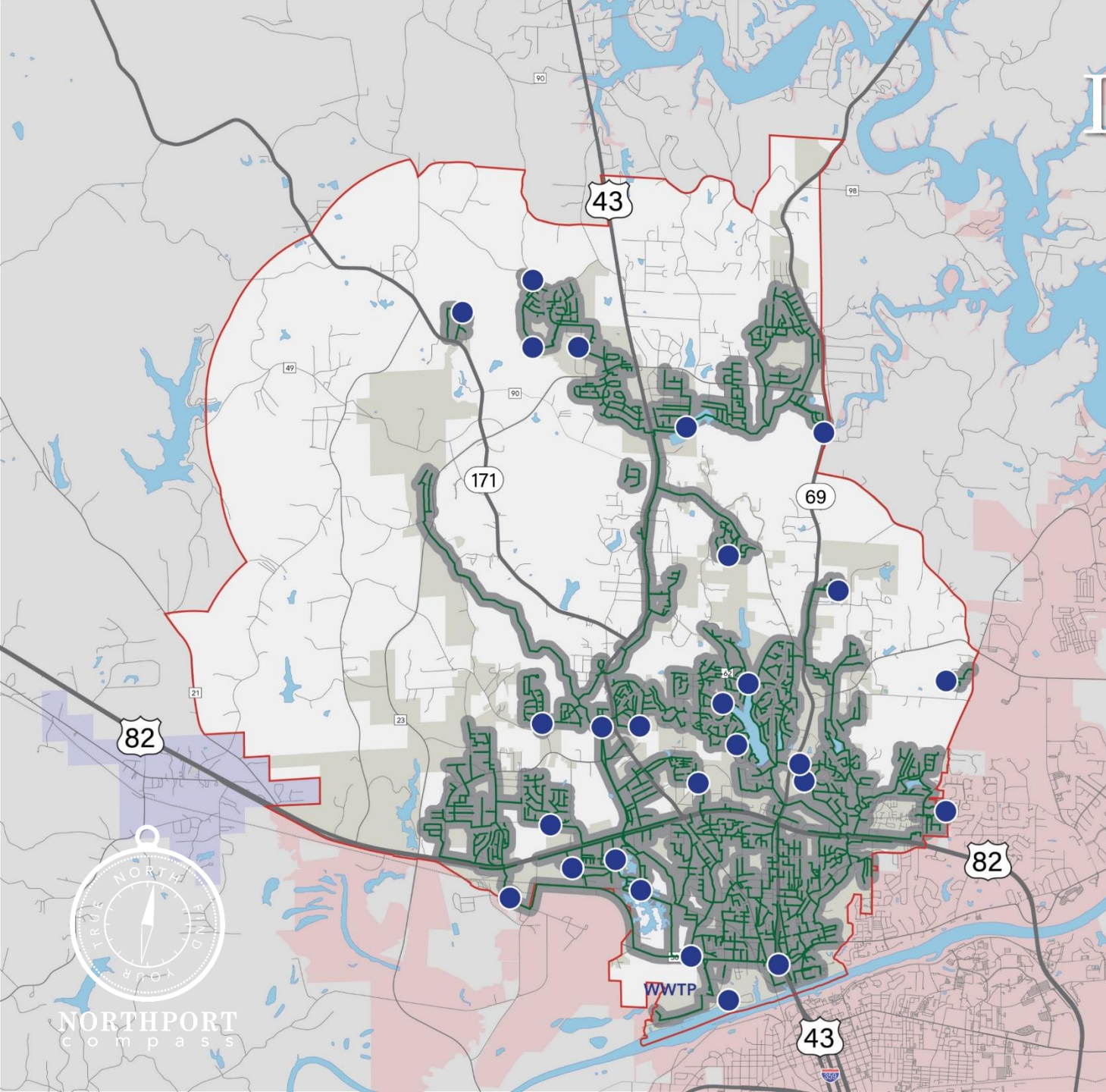
# INFRASTRUCTURE

Complete water model evaluation to identify and resolve pressure issues.

Prioritize and upgrade/expand sewer collection system.

Continue rehab of older water and sewer lines.

Plan for long-term capacity improvements for wastewater treatment plant and water storage.





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