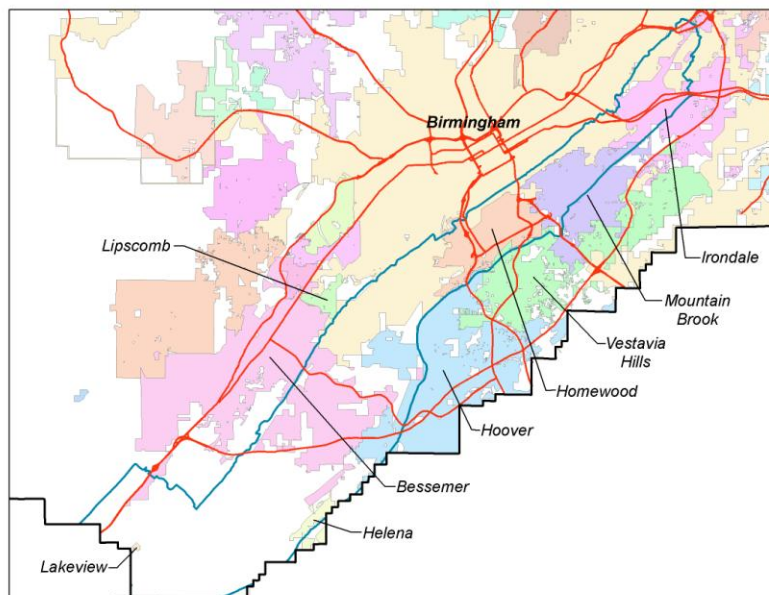
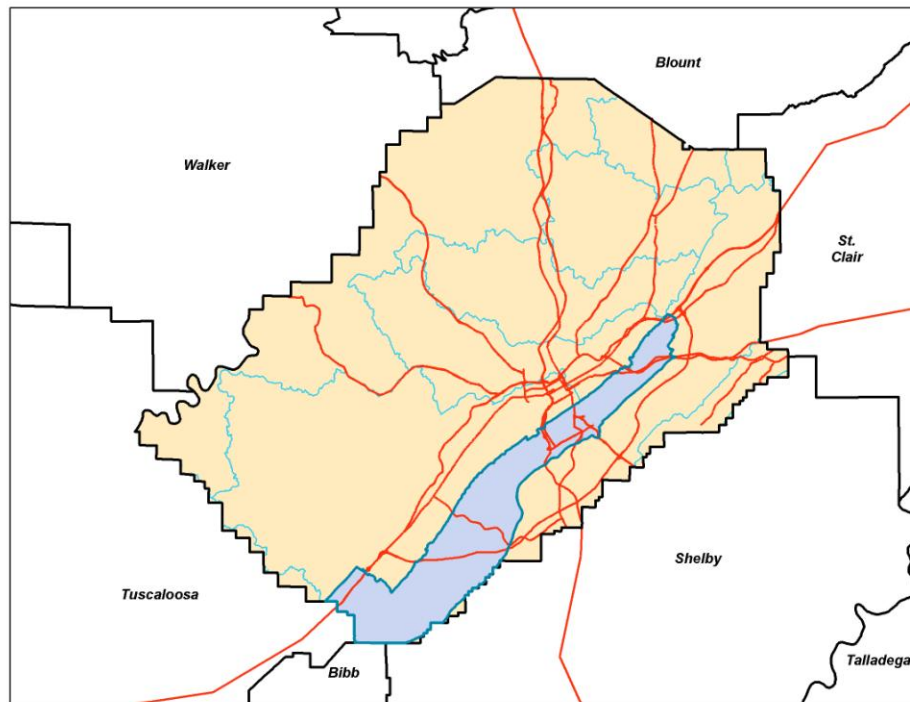


COMPREHENSIVE PLAN
OF
JEFFERSON COUNTY, ALABAMA

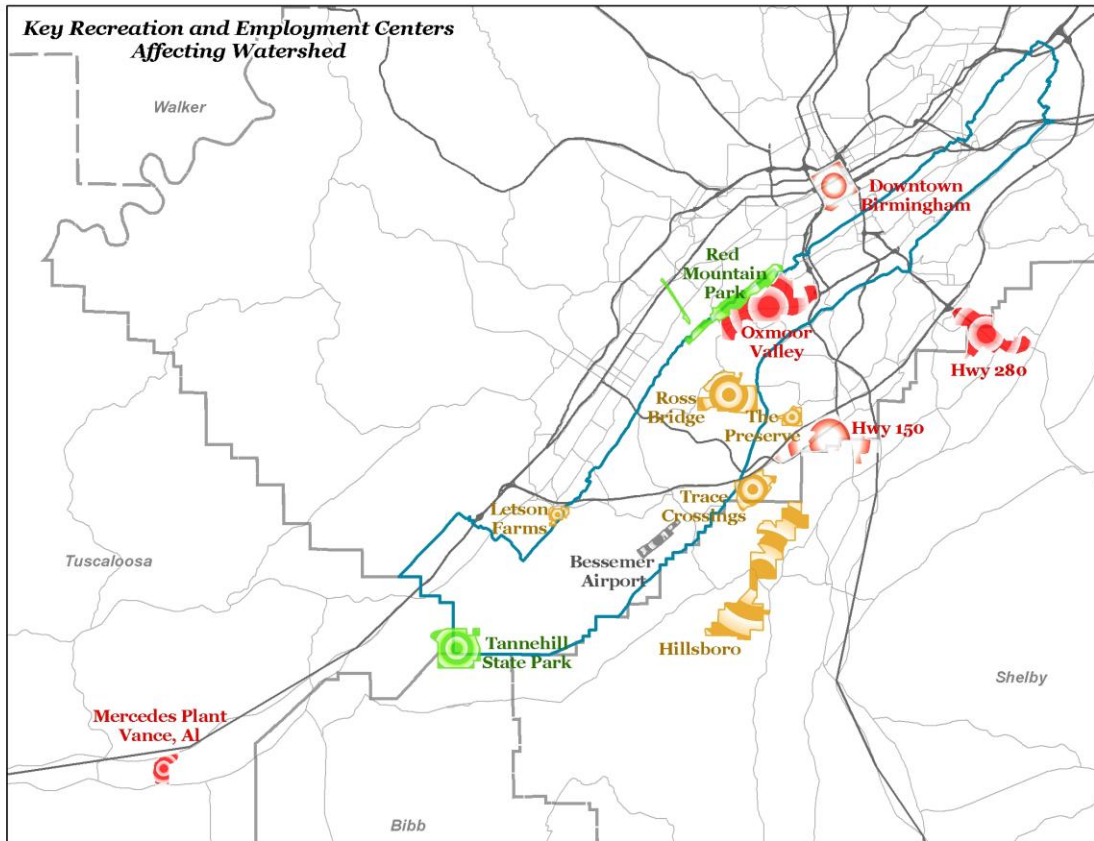
SECTION 4
THE GEOGRAPHY SIDE:
WATERSHED PLANS

**Adopted as part of the First Installment of this Plan by the
Jefferson County Planning & Zoning Commission on August 14, 2008
Updated September 11, 2008**

Shades Creek Watershed Plan



Cities in this watershed include Bessemer, Birmingham and Hoover; virtually all of Homewood; and about half of Mountain Brook and Irondale. And while the County does not actually “plan for” any of these *incorporated* areas, Land Development staff we did *meet* with each city in order to facilitate the coordination of *our* planning efforts across jurisdictional boundaries.



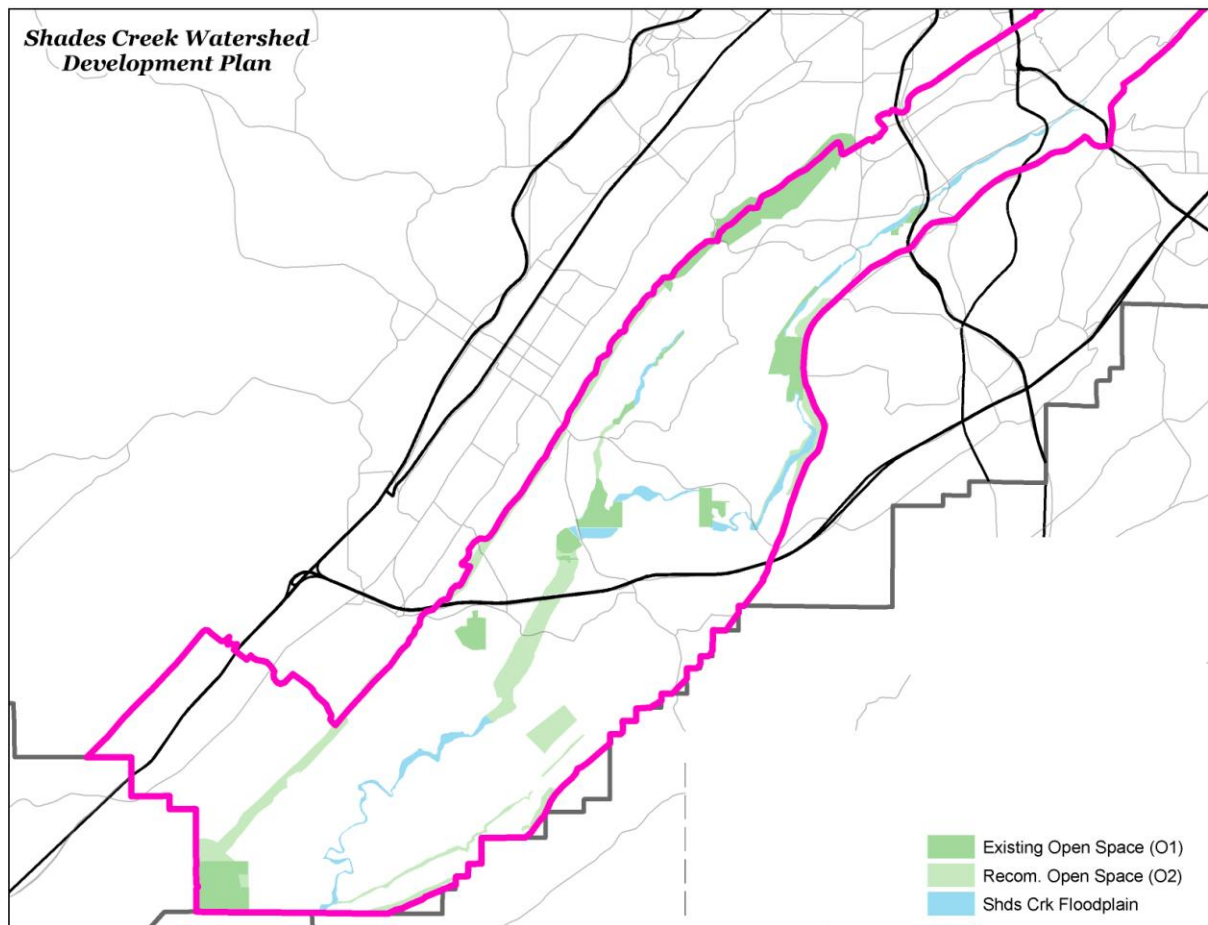
Major assets or attributes about this area of the County include *several* major business and employment centers, shown in red; some significant recreational amenities, in green; and there's the Bessemer Airport noted there as well. And then the *yellow* targets show where there are major *residential* and mixed-use developments either already in place, under construction or in the planning stages.

Of course, the County's Department of Roads & Transportation was a *major* contributor to the development of this Plan by identifying where they anticipate major road improvements over the next several years. And the Environmental Services Department was *also* a major contributor, because they provided both the *current* sewer service area *and* the *future* service area in this watershed.

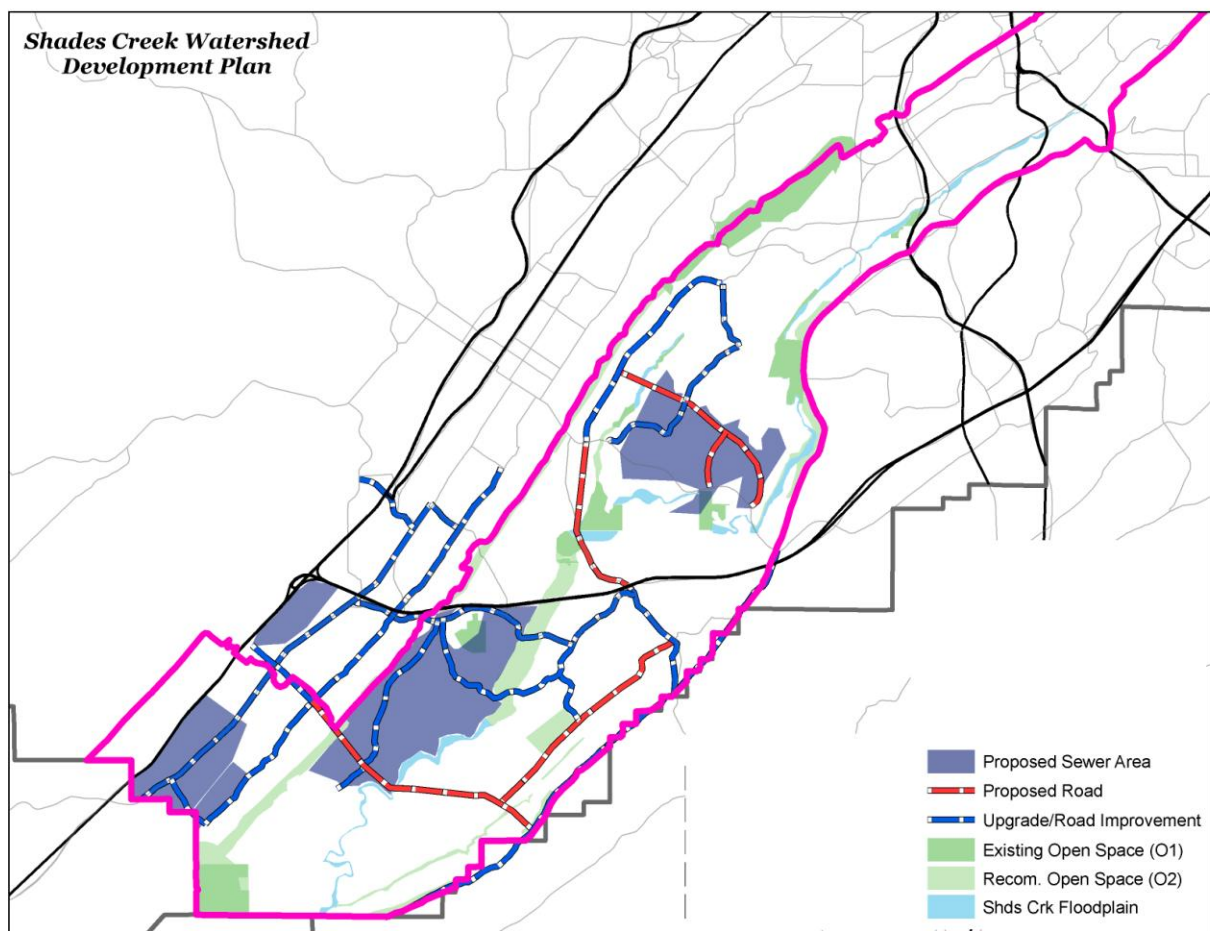
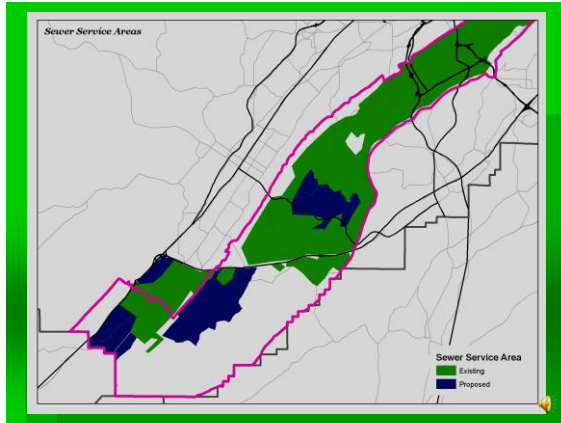
The County also consulted studies prepared by a variety of other organizations, and contacted several other departments, utility companies, development authorities and other similar agencies (some of which were listed in Section 1) in order to have the best, most current information about *everything* that is going to be happening in the Shades Creek Watershed over the next few years.

And in the final analysis, the Department of Land Development has projected that – based on the plan that follows – there will be over 30,000 *more* housing units developed in this watershed over the next 25 years – and about 20,000 of those new households *will* be connected to the County's sanitary sewer system.

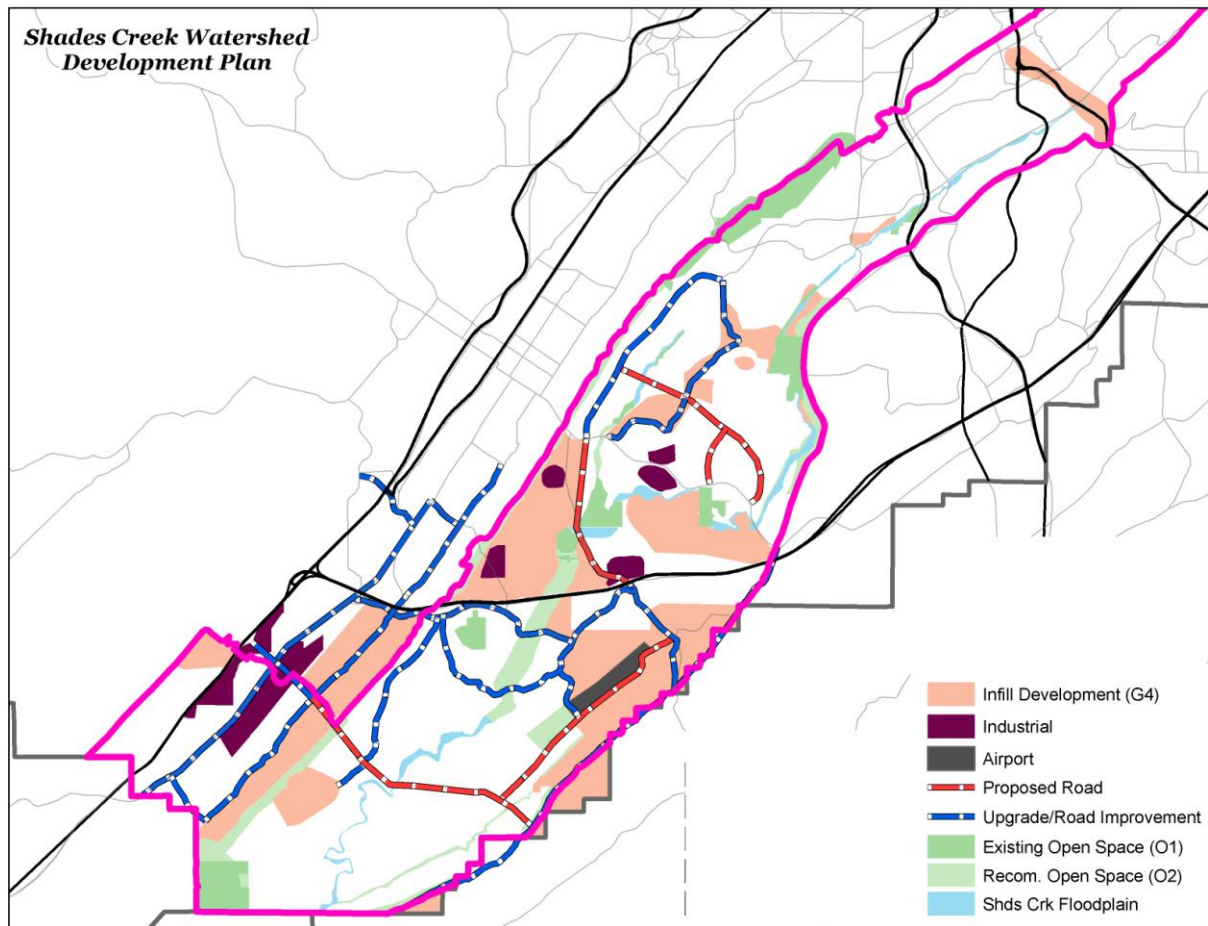
So, as described in Section 1 (Overview of the Map Development Process), the Future Development Plan map for the Shades Creek Watershed was built as follows.



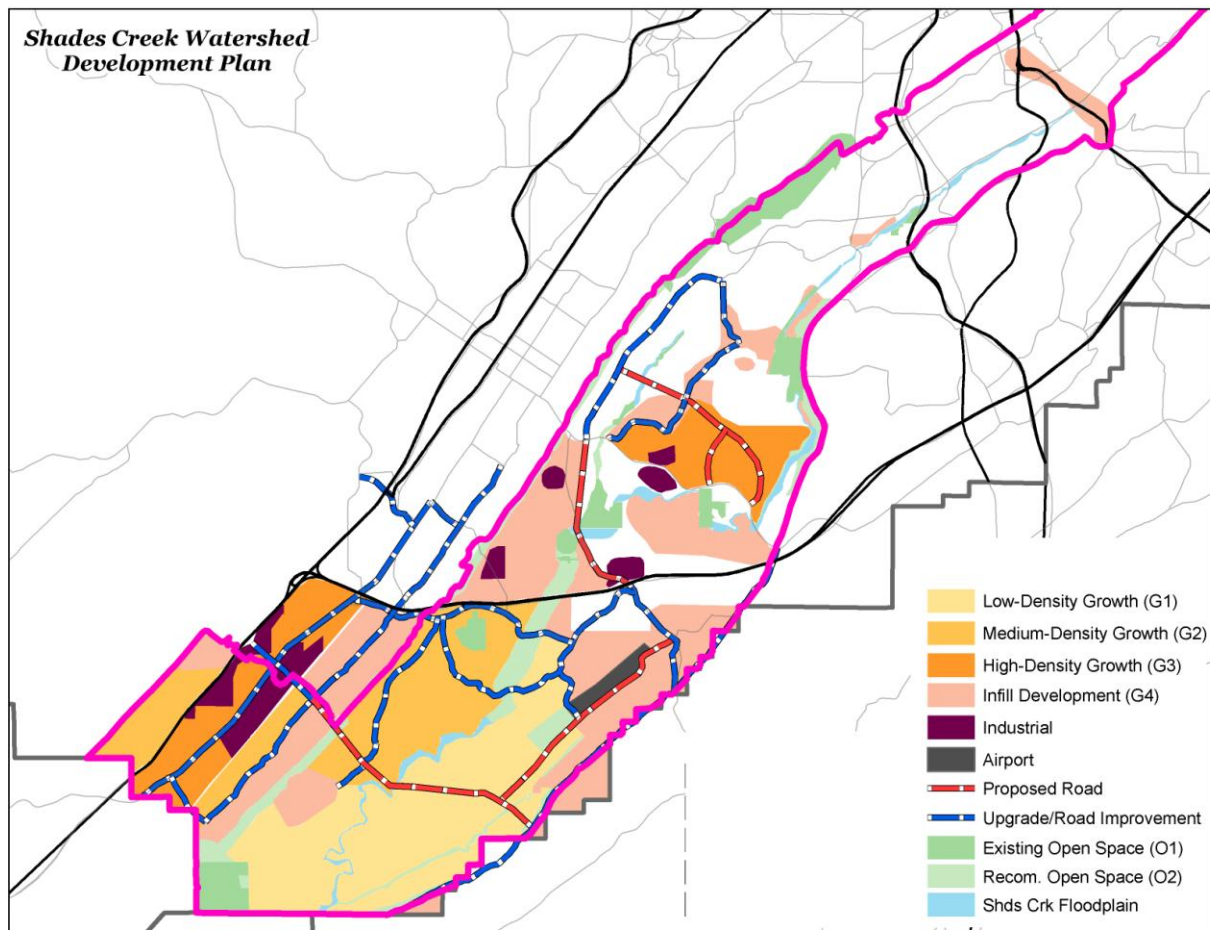
It identifies land areas that are, or should be, set aside as open space, for reasons such as environmental sensitivity, or historical or cultural significance. In this case, the map identifies floodplains, steep slopes, wetlands, and the two large parks in this area.



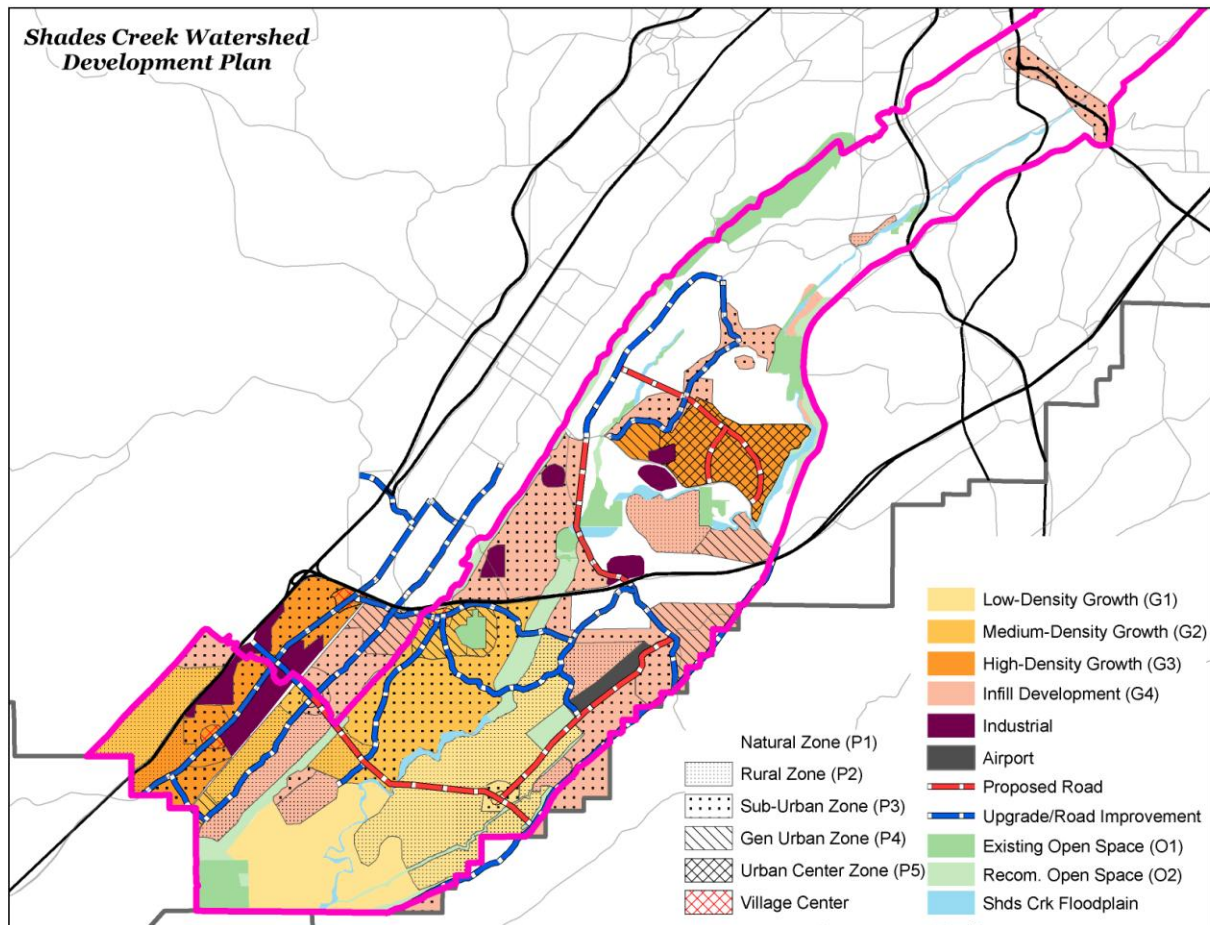
It superimposes the planned road improvements, as well as the existing and anticipated future sewer service area to show where infrastructure is – or will be – available to support higher-density development.



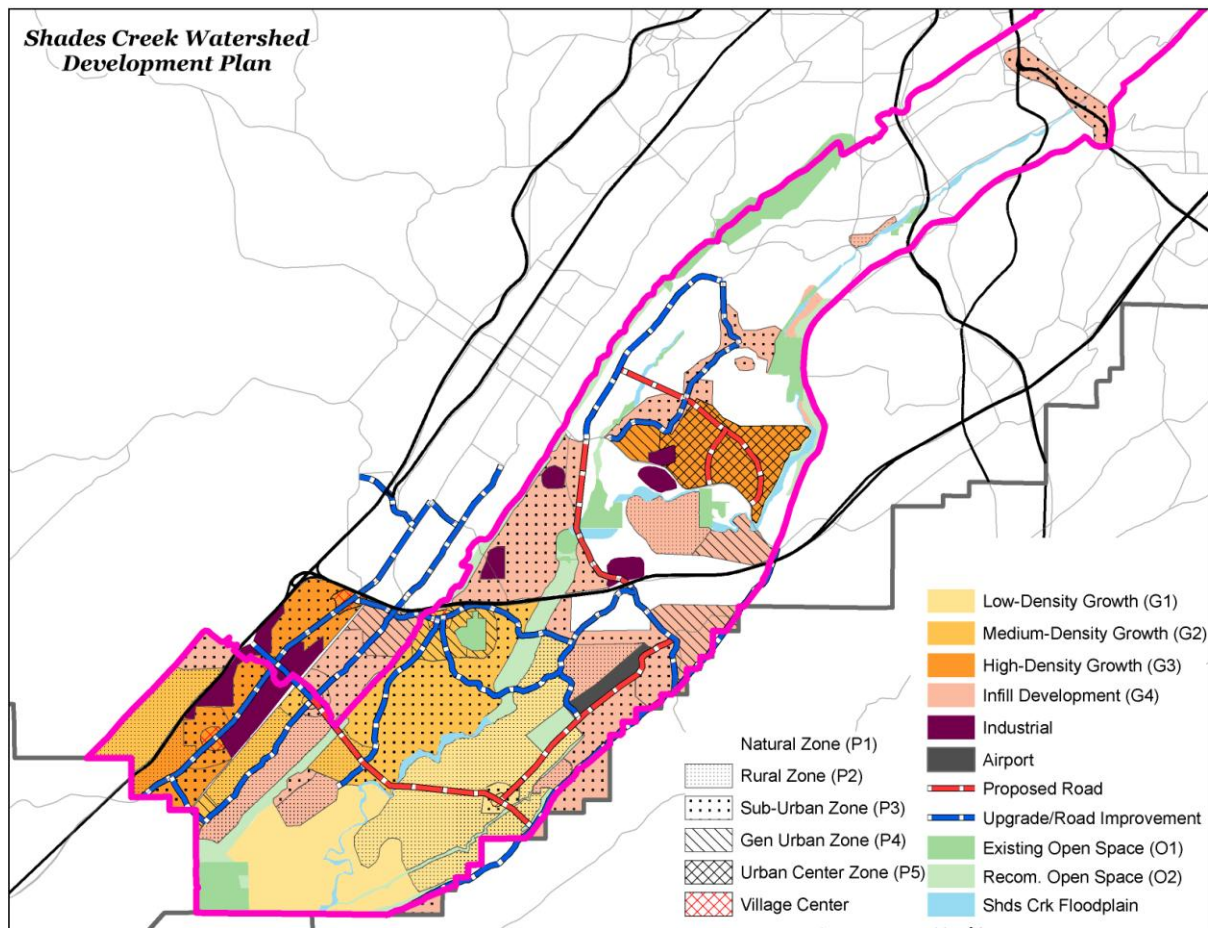
Next, based on existing land use information and established development patterns, the Plan identifies the areas where it is pretty much just looking at “infill” development – *including* those areas where the *predominate* land use is *industrial*.



Then come the projected “new growth” areas – the locations where the Plan is proposing this Watershed’s significant *new* development to take place, either at a low, medium or high-intensity level based on the level of infrastructure that will be there – and *including* access to transportation.



Then the Plansect layer is superimposed to further define the future development across the watershed and the Sectors, this time more specifically in terms of density. And while this set of classifications also serves as the framework the Plan uses to identify which of our existing zoning districts can be considered at any particular location, generally speaking, the darker the color and more intense the pattern, the higher the density that will be allowed.



And then finally, because this Plan does focus in on building *neighborhoods and communities* in the County, the map projects appropriate locations *for* these more specific *centers of concentration* of development (which have been generically labeled “village centers” on the map, although they may note a hamlet or town as well).

The Plan also accordingly calls for the evaluation of new commercial uses at these locations to be done *within the context* of the neighborhood or community *surrounding* the property in question. See Sections 1b and 1c, as well as Section 3, Element 4, “*Community and Neighborhood Planning*”, for the details of this evaluation process, including the preparation of more *specific* development plan *for* each such community or village identified *on* the general plan map (following direct notification and input from the owners of property at each location), and to be incorporated into the map as well.

Note, however, that the maps you’ve seen here are NOT the actual Development Plan map for the Shades Creek Watershed. These are the initial “working maps” that were used in the development of the final Development Plan *on the following page*. Changes were made between the time of the foregoing maps and the final version based on feedback and comments received during the public review period.

