

Future Land Use

Cove Area Plan

A Conceptual Land Use Plan

The plan shown here is based on feedback from public meetings and the online survey. Residents desired a development pattern in the Cove similar to what is already occurring in the area.

It is up to the property owner to request annexation into the City of Huntsville. This plan will serve as a guide for future zoning within the Study Area. **No existing zones were changed in the Plan.**

This map only shows zoning categories; actual zones will be determined at the time of annexation between the City and the property owner.

Residential

The plan calls for single-family development-- townhomes and detached dwellings-- with pockets of multi-family near commercial nodes and along major corridors.

With developable land dwindling north and west of the Flint River within the Study Area, new residential growth will be concentrated in the Berkley-Cherrytree area. Much of this land will likely be zoned R2, or "mixed-density" residential (for the purposes of this plan, this means townhomes and detached dwellings with smaller lot sizes), with clusters of multi-family and commercial development along Old Hwy. 431. Additional studies will need to be done to determine need and location of public facilities in this area, such as parks and schools.

Commercial

The plan continues commercial development along US 431 and Sutton Road. Additional nodes are expected to be developed at major intersections throughout the Study Area. Many commercial zoning districts in the City of Huntsville allow for multi-family development.

Design Guidelines

In public meetings and the online survey conducted for this Plan, residents asked for more uniform standards for development in the Cove-- for example, regulations for signage and building materials. Design Guidelines should come from/be endorsed by a business organization in the area (such as Grow Cove). At the time of this Plan's writing, a similar effort is underway for South Parkway by the South Huntsville Main Business Association, and may be a model for use in the Cove. (Note that any design guidelines enacted would only be applicable for properties within City limits.)

Preserved Areas

One of the reasons why the Cove is an attractive place to live is its natural beauty, from the mountain views to the Flint River. Overdevelopment near these features could cause issues such as landslides and additional flooding. These features (highlighted in yellow and dark blue) should be protected as much as possible. Areas near parks, preserves, and greenways (existing and proposed) should also be protected, along with any existing lowlands-- some of these areas are highlighted in light blue on this map.

- Additional Preserved Areas
- Cove Area
- Restricted Flood Development Areas
- Restricted Slope Development Areas

Zoning Districts

Classification

- Low-Density Residential
- Mixed-Density Residential
- Commercial/Mixed-Use
- Industrial
- Planned Development
- Other

1 0.5 0 1 Miles