

PLANNING COMMISSION STAFF REPORT  
December 19, 2016

Z-18-16

GENERAL INFORMATION

**Property Owner ( ) Petitioner (x)**  
Al Cabaniss, Cabaniss Engineering, Inc.

**Requested Action and Purpose**  
Rezone from R-3 Historic to RMF-2 Historic, as "lot 12 currently has two (2) zoning classifications, making redevelopment difficult."

**Location and Existing Zoning**  
Behind 1407 6<sup>th</sup> Street. Zoned R-3H.

**Size and Existing Land Use**  
Approximately 0.0289 acres; part of larger lot zoned for multifamily dwellings.

**Surrounding Land Use and Zoning**  
North – Vacant land (RMF-2U)  
East – Vacant land (RMF-2U)  
South – Duplex dwelling (R-3H)  
West – Multi-family dwelling (RMF-2U)

**Applicable Regulations**  
*RMF-2 Multifamily Residence District:* This district is created to provide minimum standards for the use and redevelopment of certain areas in the vicinity of the University of Alabama characterized by high population density, an aging housing stock, and inadequate parking and open space. It is intended to encourage the consolidation and/or replatting of lots in such areas for apartments, townhouses, and two-family dwellings meeting modern standards. (Section 24-31)

*Establishment of "H" (historic) designation.* Historic districts shall be designated by the suffix "H" within the historic districts zoning classification. (Sec. 24-221)

**Transportation**  
6<sup>th</sup> Street, a residential street

**Physical Characteristics**  
Approximately 0.0289 acres; part of a larger lot zoned for multifamily dwellings (currently vacant).

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**SUBJECT PROPERTY**

**ANALYSIS**

The applicant is bringing the rezoning proposal forward because “lot 12 currently has two (2) zoning classifications, making redevelopment difficult,” (Application, p. 1). The rezoning conflicts with the 2004 **Specific Plan for the University Area Neighborhoods (Specific Plan)**.

The rezoning conflicts with the Specific Plan because the Proposed Land Uses map (p. 14) and Proposed Zoning map (Appendix B, p. 31) followed the old property lines and did not account for the lot reconfiguration that occurred in November 2016 at the Planning and Zoning Commission. The Proposed Land Uses map shows this part of the property being single family detached, with the majority of the property being single family attached. The Proposed Zoning map is the same – this portion of the property is shown to be R-3Historic, with the majority of the property being zoned RMF-2.

The Specific Plan identifies “redevelopment” as a general opportunity, and “bicycle and pedestrian corridors” and “neighborhood redevelopment” as physical opportunities for the neighborhoods (p. 8). The goals for the planning area, devised by the Neighborhood Partnership Committee included: To provide safe, accessible, attractive neighborhoods; To encourage appropriate redevelopment; To transition between uses logically; To support Historic District integrity; To separate incompatible uses; and To concentrate similar uses (p. 8-9).

The strategic concept in the Specific Plan identified this small portion of the property as single-family detached housing. Again, the Specific Plan did not account for the lot reconfiguration that occurred in November 2016, where the property at 1407 6<sup>th</sup> Street gained the 0.0289 acre piece of property that was part of 1420 7<sup>th</sup> Street. In its current state, the applicants are correct – lot 12 has two zoning classifications on it: R-3H and RMF-2U.

Other land use recommendations include: Concentrate residential densities according to campus accessibility; Support the integrity of the locally designated Historic Districts; and Encourage appropriate reinvestment and redevelopment (p. 15). The concept of neighborhood was seen as essential to the plan’s vision. With the adoption of the Strategic Plan, the zoning of the area was changed in 2005 to reflect these guidelines through the creation of the University Area Neighborhood zoning.

Notification was sent via USPS to property owners located within 500 feet of the subject property.



**REZONING PETITION**

2P16-2036

Pursuant to the Zoning Ordinance of Tuscaloosa, the undersigned petitioner requests a change to the Zoning Map as indicated below:

Currently zoned: R-3 HISTORIC

Request zone change to: RMF-2U

| FEE SCHEDULE  |            |
|---|------------|
| <b>Filing Fee</b>   |            |
| 0-5 acres   | \$300.00   |
| 5.1-10 acres  | \$400.00   |
| 10.1-40 acres   | \$500.00   |
| More than 40 acres  | \$600.00   |
| <b>PLUS All Legal Advertisement Costs</b>   | <b>TBD</b> |
| <small>(You will receive an invoice after the City Council considers this petition)</small> |            |

**MEETING DATE AND TIME:**

**THE THIRD MONDAY OF EACH MONTH  
AT 5:00 P.M.  
IN THE CITY COUNCIL CHAMBER  
(SECOND FLOOR OF CITY HALL)**

**UNLESS OTHERWISE ADVERTISED**

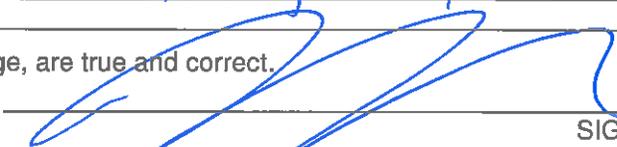
Petitioner Al Cabaniss - Cabaniss Engineering, Inc.  
 Address P.O. Box 020440 ZIP 35402  
 Phone No. 205 758-9032 Email alabaniss@cabanisseng.com

Property owner Campus Properties  
 Address 1410 University Boulevard, Suite 1 ZIP 35401  
 Phone No. \_\_\_\_\_ Email douglasfletcher@comcast.net

Premises affected (street address) 1407 1/2 Street  
 Lot No. part of Lot 12 in (name of subdivision) Mrs. A.S. Prince Place  
 If property is not located in a recorded subdivision, Tax Parcel I.D. number must be provided.  
 Lot size 21' X 59' Date purchased 01/1998  
 Existing buildings or structures None  
 Proposed buildings or construction Parking area  
 Proposed construction (type of materials) concrete

Reasons for requesting a zoning change:  
Lot 12 currently has two (2) zoning classifications, making redevelopment difficult

I certify that the foregoing facts, to the best of my knowledge, are true and correct.

  
SIGNATURE

**ALL REQUESTS MUST BE ACCOMPANIED BY A DRAWN TO SCALE SITE PLAN SHOWING PRESENT AND PROPOSED LOTLINES, BUILDINGS, AND/OR PARKING DIMENSIONS. AN ACCURATE LEGAL DESCRIPTION MUST BE INCLUDED WITH THE PETITION.**

**ANY REQUEST WHICH WILL NOT BE REPRESENTED BY THE PROPERTY OWNER AT THE PUBLIC HEARING MUST BE ACCOMPANIED BY A DESIGNATION OF AGENT FORM.**

**AFTER ANY NOTIFICATION HAS BEEN SENT TO SURROUNDING PROPERTY OWNERS, A PETITIONER OR DEVELOPER MAY ONLY REQUEST TO HAVE THE PETITION POSTPONED BY APPEARING AT THE HEARING IN PERSON TO REQUEST A CONTINUANCE.**

**THIS PETITION WILL NOT BE ACCEPTED UNTIL ALL REQUIRED INFORMATION IS PROVIDED.**

**ALL LEGAL ADVERTISEMENT COSTS MUST BE PAID PRIOR TO FINAL CONSIDERATION BY THE CITY COUNCIL**

CAL NO. 2-13-16 FILED: 11/29/16 HEARING DATE: 12/19/16



# Z-18-16

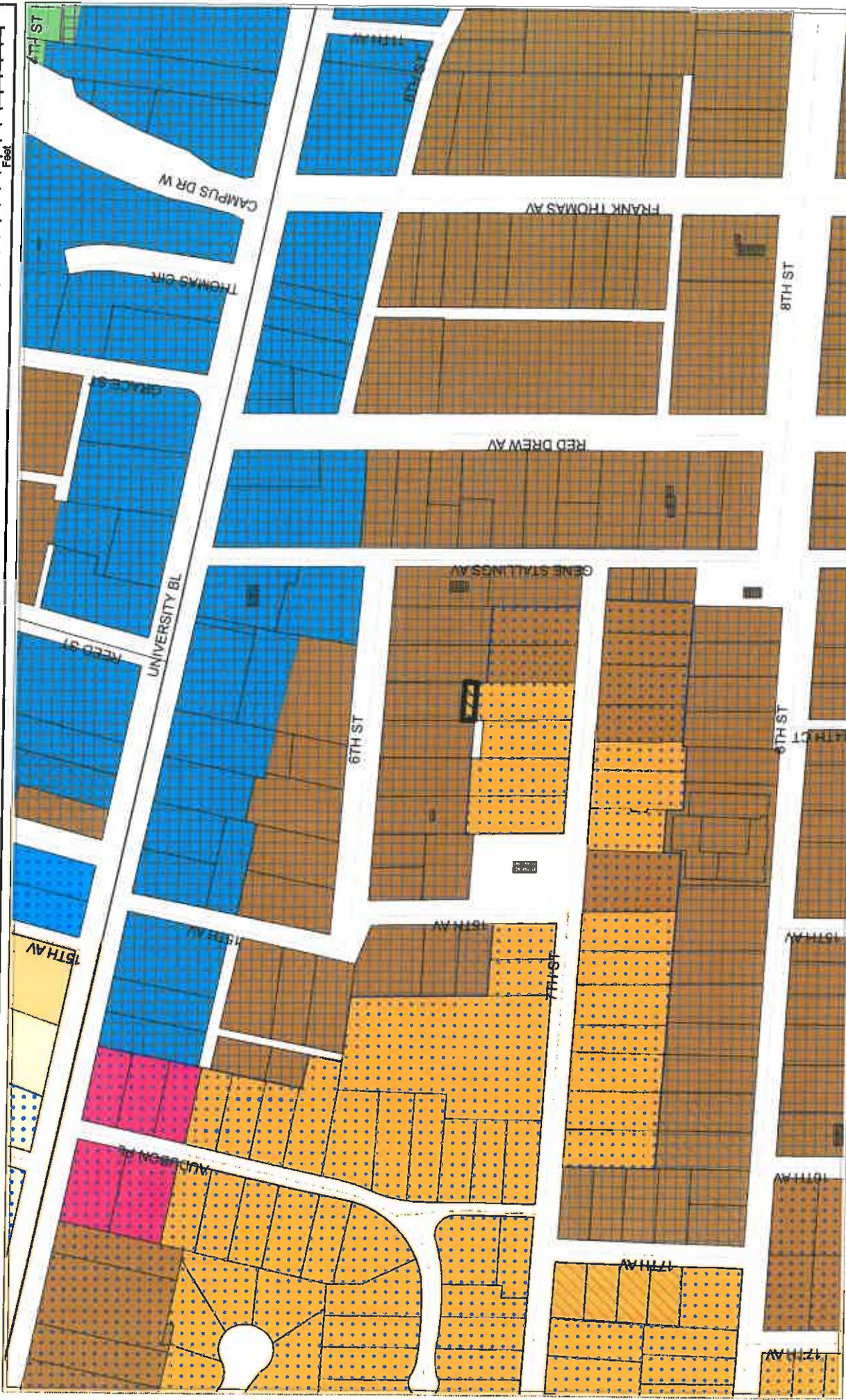


 Subject Property

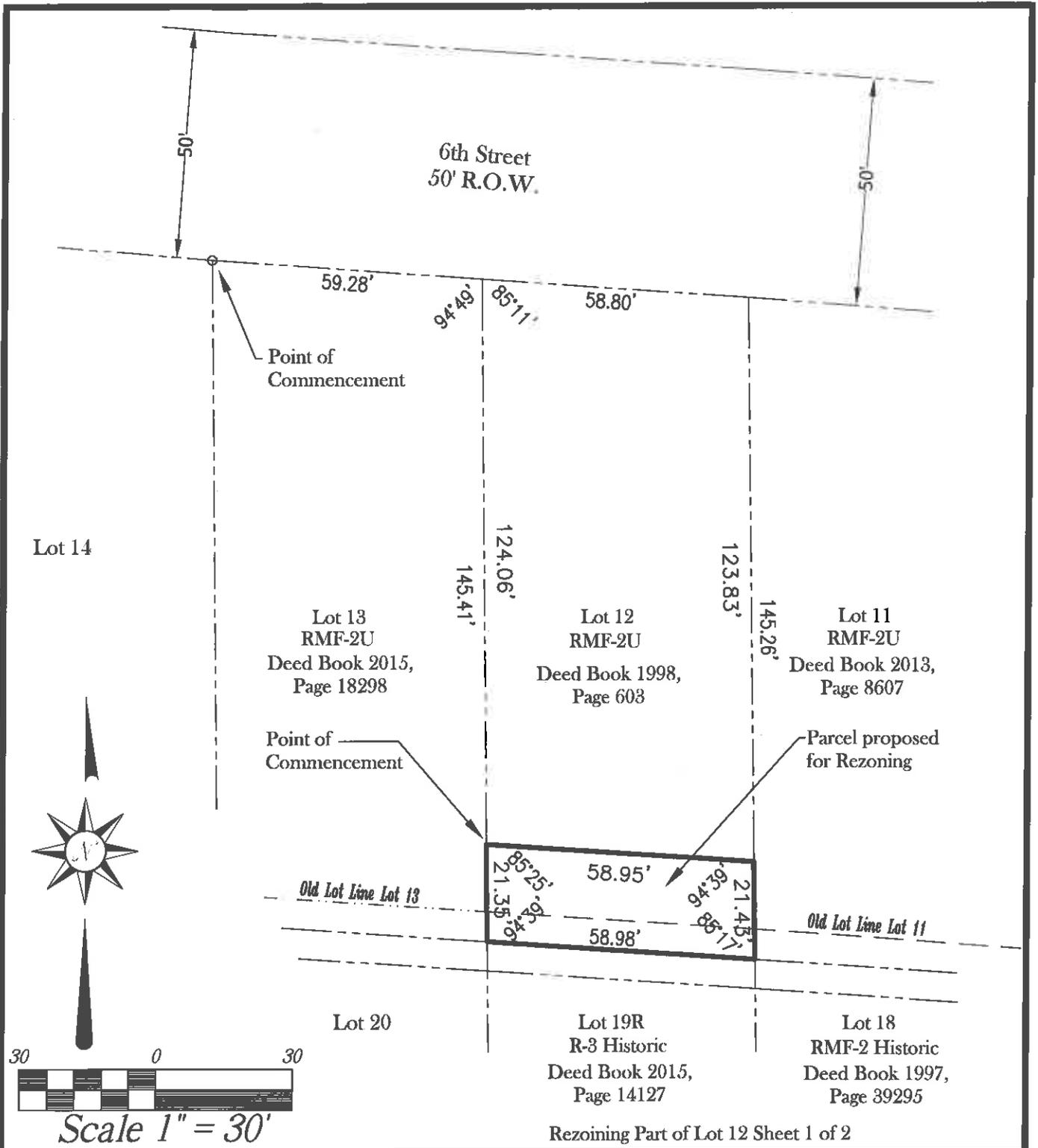
## Zoning Districts

|  |  |  |  |  |  |  |  |
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1 inch = 200 feet







Rezoning Part of Lot 12 Sheet 1 of 2

|                           |                         |
|---------------------------|-------------------------|
| JOB NO:<br>15-02-011      | DATE:<br>12/01/2016     |
| DATE OF SURVEY:<br>N/A    | SOURCE OF TITLE:<br>N/A |
| FB/PG:<br>N/A             | SCALE:<br>1" = 30'      |
| FILE NAME:<br>1502011.DWG | DWN/CHK BY:<br>THS/AJC  |

## CABANISS ENGINEERING, INC.

PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140  
P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9082

LEGAL DESCRIPTION  
 REZONING PARCEL  
 PART OF LOT 12  
 MRS. A.S. PRINCE PLACE  
 PLAT BOOK 2, PAGE 7  
 TUSCALOOSA, ALABAMA

A part of Lot 12 of the "Mrs. A.S. Prince Place" subdivision as recorded in Plat Book 2, Page 7 in the Probate Office in Tuscaloosa County, Alabama, said parcel being more particularly described as follows:

As a POINT OF COMMENCEMENT, start at an iron pipe found in place monumenting the northwest corner of Lot 13 of the Mrs. A.S. Prince Place subdivision, Op. cit; thence run in an easterly direction and along the north boundary of said Lot 13, also the south boundary of 6th Street, for a distance of 59.28' to the northwest corner of Lot 12, Mrs. A.S. Prince Place subdivision, Op. cit.; thence with an deflection angle to the right of 85°11', run in a southerly direction and along the west boundary of said Lot 12 for a distance of 124.06' to the POINT OF BEGINNING of the parcel herein described, thence continue in a southerly direction and along the west boundary of said Lot 12 for a distance of 21.35' to the southwest corner of said Lot 12; thence with an interior angle of 94°39' to the right, run in an easterly direction and along the south boundary of said Lot 12 for a distance of 58.98' to the southeast corner of said Lot 12; thence with an interior angle to the right of 85°17', run in a northerly direction and along the east boundary of said Lot 12 for a distance of 21.43' to a point; thence with an interior angle to the right of 94°39', run in a westerly direction for a distance of 58.95' to the POINT OF BEGINNING, forming an interior angle of closure of 85°25', said parcel containing approximately 1,254 square feet, or 0.0289 acres, more or less.

Rezoning Part of Lot 12 Sheet 2 of 2

|                           |                         |
|---------------------------|-------------------------|
| JOB NO:<br>15-02-011      | DATE:<br>12/01/2016     |
| DATE OF SURVEY:<br>N/A    | SOURCE OF TITLE:<br>N/A |
| FB/PG:<br>N/A             | SCALE:<br>1" = 30'      |
| FILE NAME:<br>1502011.DWG | DWN/CHK BY:<br>THS/AJC  |

**CABANISS ENGINEERING, INC.**

PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140  
 P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032





EXISTING SITE



# REZONING NOTICE

City of Tuscaloosa

**What:**

Tuscaloosa Planning Commission to consider request to rezone property

**Where:**

City Hall Council Chamber  
2201 University Boulevard

**When:**

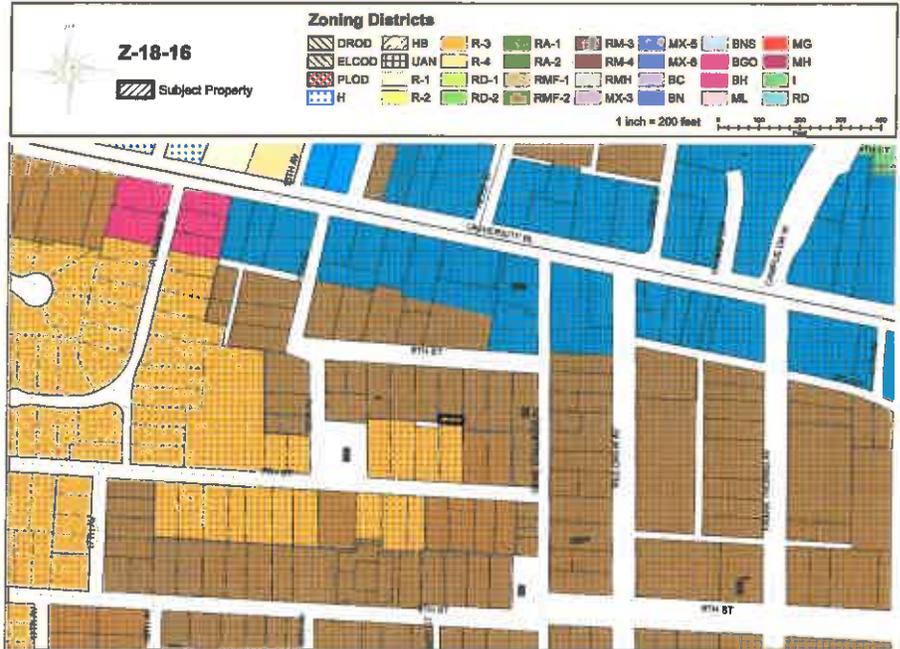
December 19, 2016 at 5:00 p.m.

**Case Number:**

Z-18-16

**Applicant:**

Campus Properties, LLC  
(205) 758-9032



ZONING MAP

**Subject Property:**

1420 7th Street and 1407 6th Street

**Property Size:**

Approximately 0.0289 acres

**Current Zoning:**

R-3H

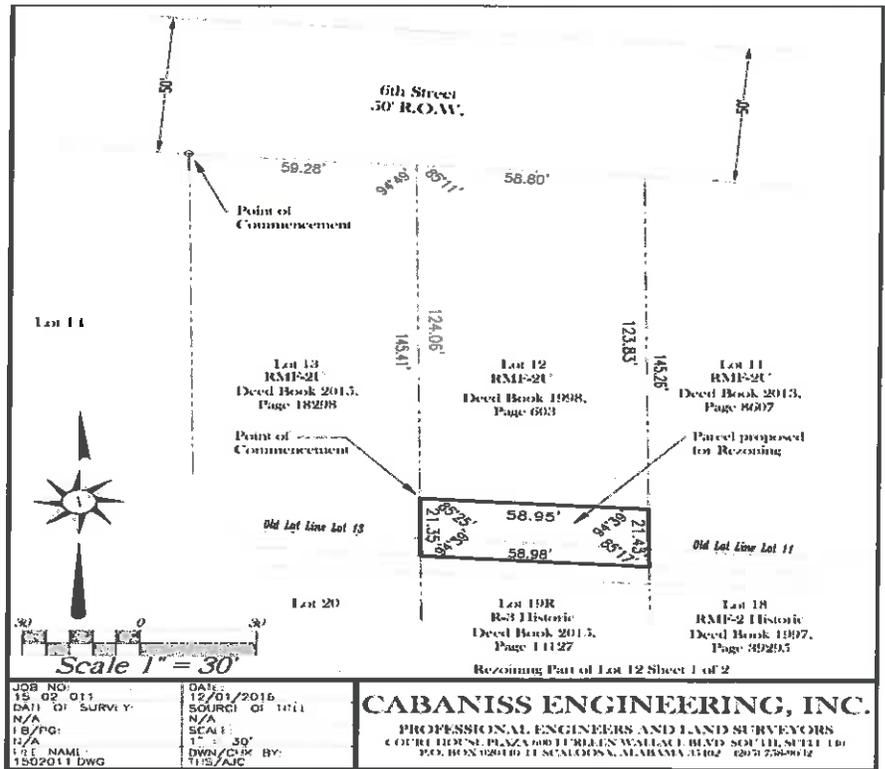
**Proposed Zoning:**

RMF-2H

**Purpose of Request:**

Petitions to rezone approximately 0.00 acres located behind 1420 7th Street and 1407 6th Street from R-3H to RMF-2H. (Council District 4)

All current case files can be found at <http://www.tuscaloosa.com/planningcommission> approximately one (1) week before the meeting.



PROVIDED SITE PLAN