



TUSCALOOSA
PLANNING COMMISSION

REZONING PETITION

Please complete all of the following required fields:

Applicant
 Name: University Avenue Church of Christ Email: mark.sullivan@bryantbank.com Phone: 205-553-3001
 Address: 1200 Julia Tutwiler Drive City/State: Tuscaloosa / AL ZIP Code: 35404

Property Owner (If different from applicant)
 Name: Same as Applicant Email: _____ Phone: _____
 Address: _____ City/State: _____ / _____ ZIP Code: _____

Property
 Address: 1200 Julia Tutwiler Drive City/State: Tuscaloosa / AL ZIP Code: 35404
 Subdivision: Proposed Resurvey of Lot 2 University Church of Christ Subdivision Parcel ID: N/A Lot Number: Proposed Lot 2A
 Existing buildings or structures: Existing Church Building and Storage Building Lot Size: 1.3 ac. +/-

The petitioner requests a change to the Zoning Map as indicated below:

Current zoning: I Request zoning change to: BGO
 Reasons for requesting a zoning change: _____
To accommodate a proposed business/professional office building

 Proposed buildings or construction: Business/professional office building

Certification of Applicant

I hereby certify that I have read and examined this application and known the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon finding by the Zoning Official that any relevant information supplied on or with the application is substantially incorrect. I certify that the legal description I have submitted is accurate and understand that I am solely responsible for the accuracy of the description submitted. I further understand that only complete applications including all required exhibits, and fees are received by the City of Tuscaloosa Office of Urban Development, Planning Division by the scheduled deadline in order to be placed on the agenda.

I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTIAL REQUIREMENTS ON THE BACK OF THIS APPLICATION

Applicant: Mark L. Sullivan Date: 6/10/2021

**PLEASE SUBMIT AN ELECTRONIC COPY OF
PAGE ONE (1) AND ANY NECESSARY SUPPORTING MATERIALS TO:**

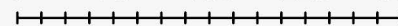
Office of Urban Development: 2201 University Boulevard, Annex III, 3rd FL planningcommission@tuscaloosa.com
 Planning Division Tuscaloosa, AL 35401 **SUBMIT FORM**



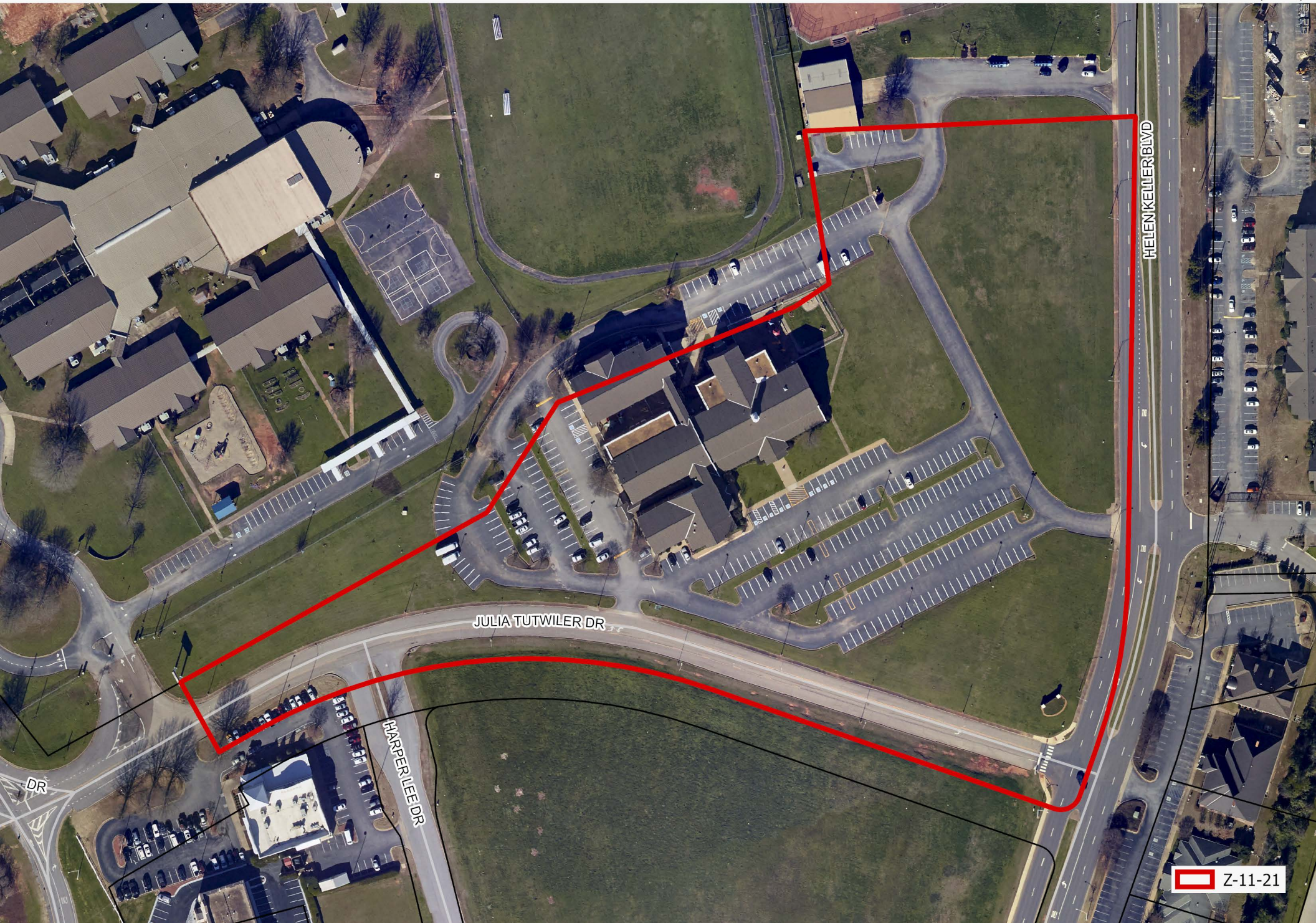
Z-11-21: University Church of Christ

1 inch = 150 feet

0 75 150 225 300



N



HELEN KELLER BLVD

JULIA TUTWILER DR

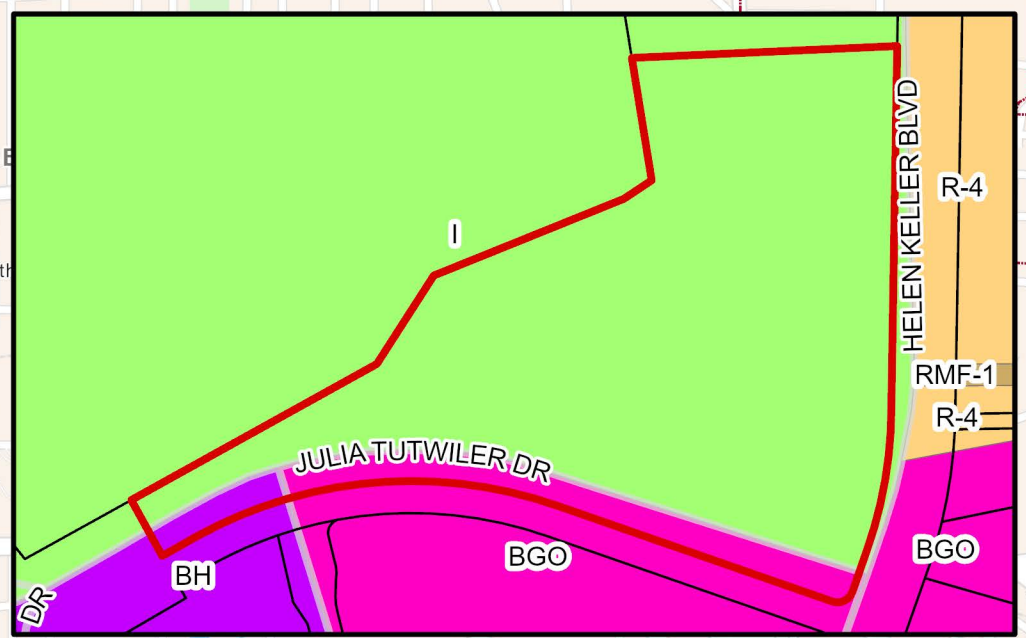
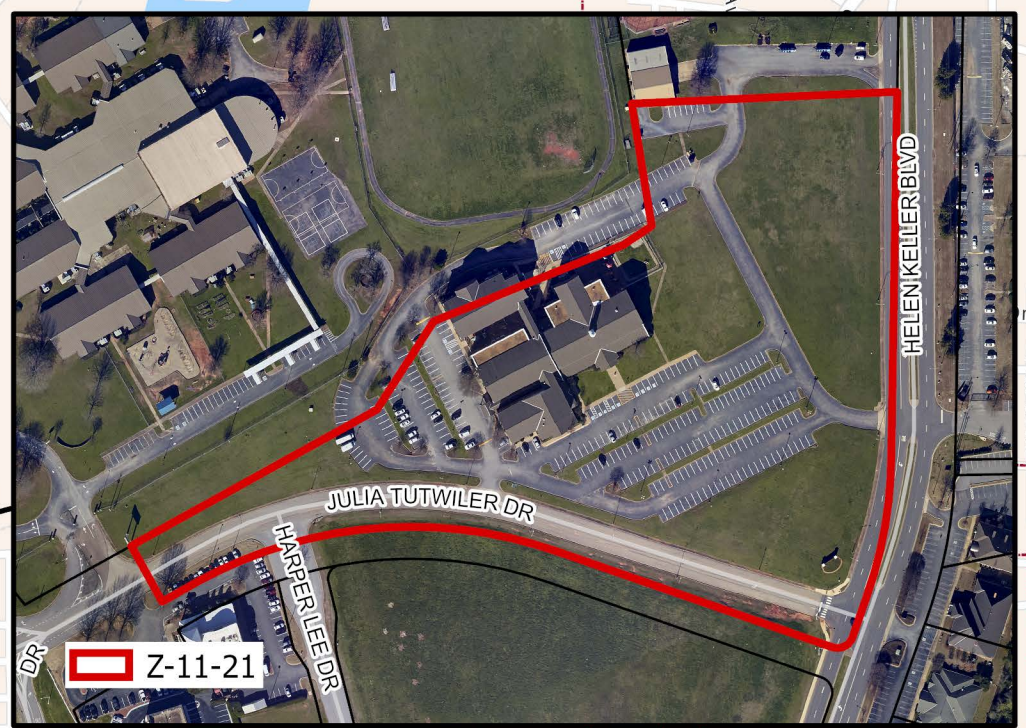
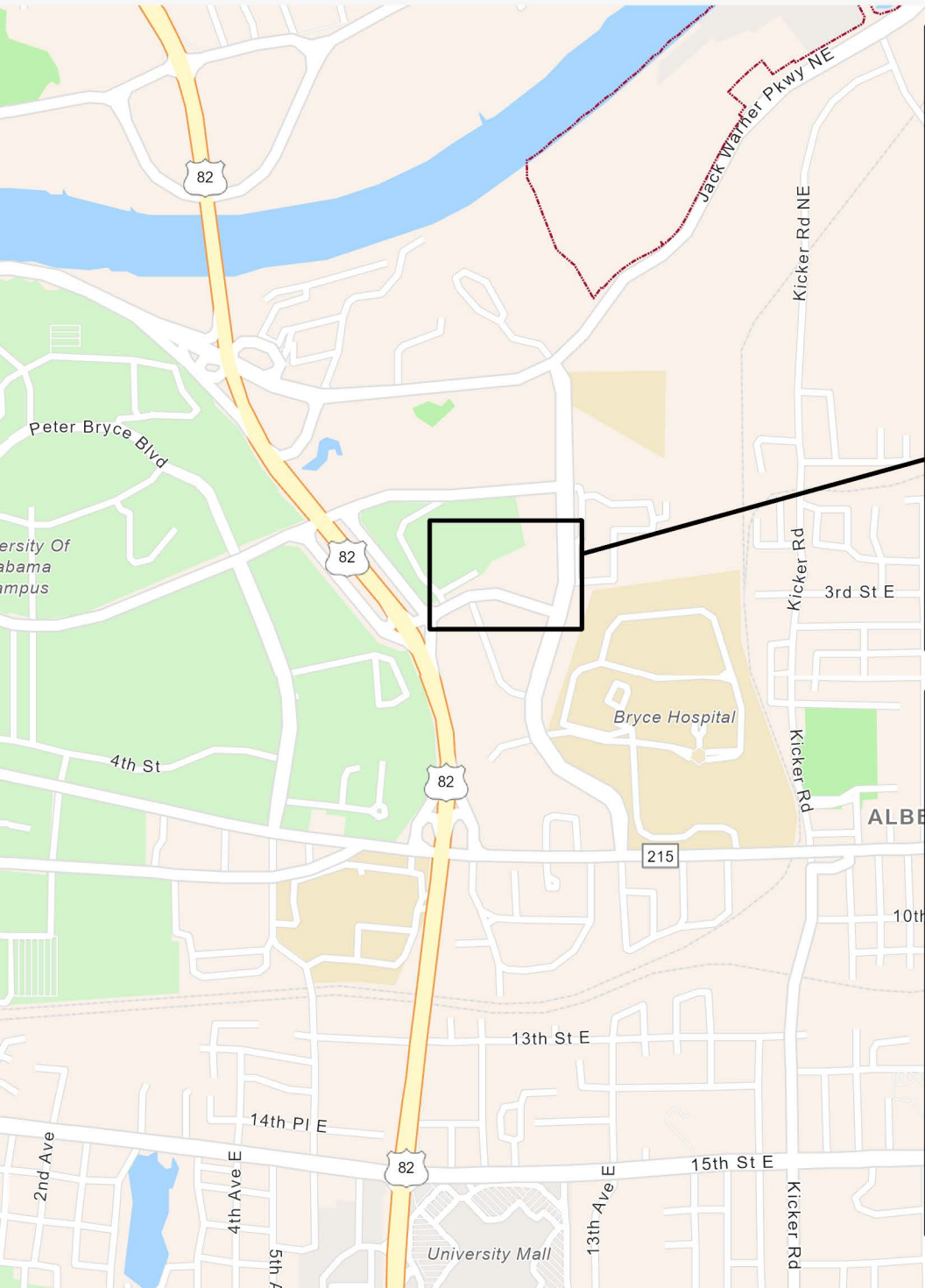
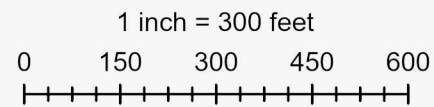
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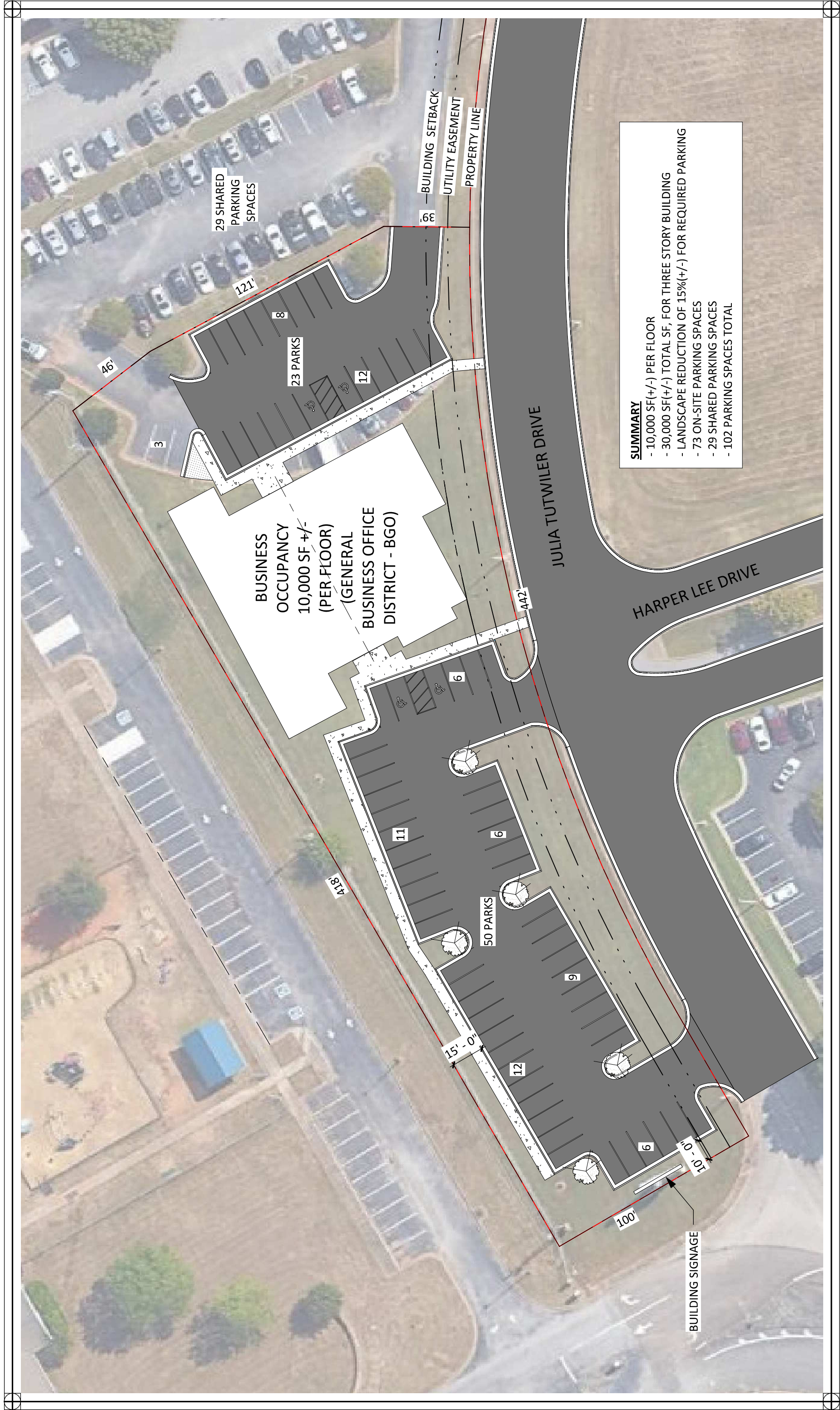
DR

Z-11-21



Z-11-21: University Church of Christ





SUMMARY

- 10,000 SF (+/-) PER FLOOR
- 30,000 SF (+/-) TOTAL SF, FOR THREE STORY BUILDING
- LANDSCAPE REDUCTION OF 15% (+/-) FOR REQUIRED PARKING
- 73 ON-SITE PARKING SPACES
- 29 SHARED PARKING SPACES
- 102 PARKING SPACES TOTAL



CONCEPT SITE PLAN



VIEW 01



VIEW 02



VIEW 03

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Z-11-21

GENERAL INFORMATION

Property Owner (x) Petitioner (x)

University Avenue Church of Christ

Requested Action and Purpose

Rezone from I to BGO; rezone to BGO to accommodate a proposed business/professional office building to be used by the existing church.

Location and Existing Zoning

1200 Julia Tutwiler Drive; currently zoned I.

Size and Existing Land Use

1.3 acres total; existing church building and storage building

Surrounding Land Use and Zoning

North – School, Zoned I

East – Multi-family residential, Zoned R-4

South – Hotel, Zoned BH & BGO

West – School, Zoned I

Applicable Regulations

BGO General Business-Office Districts: This district is created to provide minimum standards for the development and use of offices, business establishments, and similar uses which do not require large volumes of walk-in or drive-in patrons and do not rely on impulse sales. It is not intended to zone small, isolated parcels in the midst of residential areas as BGO districts.

See end of report for table of permitted uses in the BGO zone.

Transportation

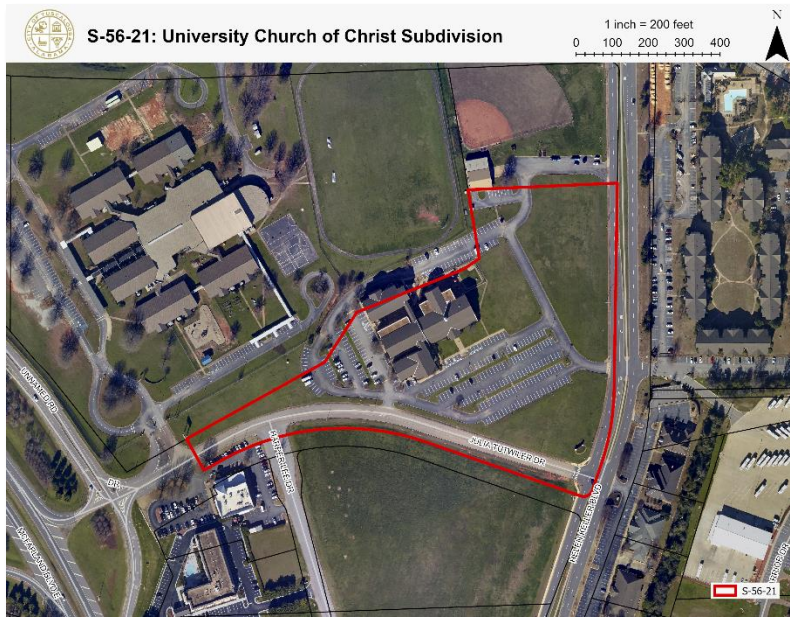
Helen Keller Blvd, a Major Collector; and Julia Tutwiler Dr, a local street

Physical Characteristics

1.3 acres total; large church and parking lot surrounded by grassy lawns

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SUBJECT PROPERTY

ANALYSIS

This case is being heard in conjunction with a subdivision case to create a new lot on the eastern portion of the property. The applicant is proposing to rezone this new lot in order to accommodate an office building for the church. Currently the property has more parking than required; the subdivision includes a shared parking easement and cross access easement being considered

In **Framework**, most of this property is identified in the Future Land Use and Character Map as Campus Services (CS) (p. 27).

CS areas include “commercial and mixed-use development between traditional neighborhoods (core) and the higher education campuses (the University of Alabama and Stillman College).” (pg. 27). While the Zoning Ordinance updates have only recently begun as part of the Framework process, building blocks were outlined to serve as a general guide to the intended scale and character of development.

For CS, building blocks include (p. 27):

- Height range: 1-6 stories (generally up to 75 feet)
- Building form: set near the street with parking areas set to the side or to the building’s rear
- Building setback: 0-20 feet (setbacks may vary depending on character and classification of the street)
- Streets: Short, walkable block lengths.
- Transportation: Walking, biking, transit, automobile.
- Parking: On-street, shared structures, or shared surface lots located to the side or rear of buildings. Allow space for pick-up/to-go orders.
- Open Space: Formal parks and plazas may serve as a district focal point. Landscaped common areas and outdoor dining may be featured.

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Framework is organized into six broad theme chapters, reflecting the inter-relatedness of issues. Each chapter is supported by a goal and several objectives that serve to organize the 111 specific actions in the Plan. The Growing chapter provides guidance for the physical development, infrastructure improvement and stewardship of natural resources with the following Goal (p. 11):

Well-managed land and infrastructure that includes revitalization, strategic growth, and stewardship of the natural environment, creates an appealing community character, and promotes the city's long-term financial health.

In support of this Goal and pertinent to this request, the following objectives and actions were outlined:

- Objective 6: Manage growth in the Downtown / University Area
 - 6.2: Refine zoning districts and development standards that apply to the University District.

Objective 6.2 states, “Development standards that apply to the University District should address building form, architecture, and materials, as well as site standards like lighting, landscaping, and parking that are tailored to the area. The intent should be to continue to create a high quality and cohesive district linking Downtown and the University of Alabama campus.” (p.57).

The Zoning Ordinance Revision Project is currently underway, will be city-wide, and will revise all zoning districts and standards.

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

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Sec. 24-52. - Permitted uses.

In business districts, land and structures may be used and structures may be erected, altered, or enlarged only for the uses listed in the table below, except as provided in Section 24-33, Special exceptions, Section 24-106, Historical and architectural landmarks, and Article XII, Planned Unit Developments:

Permitted Uses	BC	BGO	BN	BNS	BH
Accessory use on the same lot with and customarily incidental to any of the below uses permitted in the district concerned	X	X	X	X	X
Antique shops	X	X	X	X	
Apartment		(A)	(P)		
Appliance repair store, watch or camera repair store and the like	X	X	X	X	
Automobile repair shop	X				X
Automobile filling stations with or without convenience store	X		X		X
Automobile and truck sales agency, provided that any used car sales lot abutting any residence shall be shielded from such residence by a wall, solid fence, or hedge not less than five (5) nor more than eight (8) feet high, and that any lighting used to illuminate such used car lot shall be deflected away from any residence	X				X
Automobile sales event lasting no longer than ten (10) days in the parking lot of a shopping center, subject to determination of zoning officer that ample space in excess of normal parking requirement is available			X		
Automobile/truck parts store	X		X	X	X
Automobile washing facility	X		X		X
Brewpub	X				
Café, coffee house, juice bar	X	X	X	X	X
Church and other place of worship, religious or philanthropic use	X	X	X	X	X
Club or lodge organized for fraternal or social purposes	X	X	X		
Confectionery or bake shop	X		X	X	
Doctor or dentist office, medical or dental clinic, medical laboratory	X	X	X	X	X
Drive-in theater, provided that no portion of the premises shall be less than five hundred (500) feet from any residential district					X
Editorial offices of newspaper or other publisher, not including a printing plant employing a web-fed press	X	X	X	X	
Financial institution, including bank, savings and loan company, credit union, finance company, or mortgage company *	X	X	X	X	X
Food catering	X		X	X	

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Governmental and quasi-governmental offices	X	X	X	X	X
Grocery or drug store	X		X	X	X
Group home for individuals with developmental disabilities or mental illness		(A)			
Indoor theater or auditorium, bowling alley or other recreational facility enclosed within a building	X		X		X
Laundry and dry cleaning pickup and delivery establishment, not including a dry-cleaning or laundry plant	X		X	X	
Marina and related facilities					X
Mobile home sales agency					X
Motel	X		(P)		X
Off-site sign	X		X		X
On-site sign, subject to regulations set forth in article X	X	X	X	X	X
Other dwelling, not including a mobile home		(P)	(P)		
Package liquor store			X		X
Parking facility, subject to regulations set forth in Section 24-121	X	X	X	X	X
Passenger station, railway or bus	X		X		X
Personal service shop, including tailor, barber, beauty shop, shoe repair, and the like	X		X	X	
Photographic studio	X	X	X	X	
Professional office, i.e., insurance, real estate, lawyer, architect, engineer, and the like	X	X	X	X	X
Radio or television studio	X	X	X		X
Real estate office, insurance agency	X	X	X	X	X
Restaurant	X		X	X	X
Restaurant; bistro	X	X	X	X	X
Restaurant; drive-through/drive-up/walk-up *			X		X
Restaurant with attached bar	X		X	X	X
Retail sales store, but not including a motor vehicle sales agency, farm implement sales agency, heavy construction equipment sales agency, or mobile home sales agency, building supply and lumber retail sales store, or package liquor store	X		X	X	
School of dance, drama, or music	X	X	X	X	
Service establishments needed to support the above uses, such as messenger service, answering service, telegraph office, blueprinting and reproducing establishment, and the like	X	X	X	X	

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Telephone exchange or other switching equipment entirely enclosed within a building	X	X	X	X	X
Tire recapping plant					X
Tradesmen and operatives such as plumbers, electricians and the like with no outside storage of supplies/equipment and with no more than one rollup door, with opening not exceeding ten (10) feet by ten (10) feet	X	X	X		X
Unified shopping center, including miscellaneous retail service uses, provided that overall gross leasable area of the center is forty thousand (40,000) square feet or more					X
Unified shopping center, incorporating any of the above uses permitted in the district concerned	X		X	X	
Vehicle-mounted or tent-sheltered food sales or other retailing, under permit issued by zoning officer, subject to same conditions as apply to a special exception for such uses, for no more than ten (10) days in connection with a special event	X		X	X	X
Wine bar	X		X	X	
Wireless telecommunication towers and antennas subject to requirements in Sections 24-110 and 24-111	X	X	X	X	X
Wholesale store without outside storage or exterior tanks in building(s) not exceeding six thousand (6,000) sq. ft. total	X		X		

Footnotes:

- (A) Permitted in this district only in the area platted and known as the original city survey and subject to the same restrictions as in the RMF-2 district.
- (B) Permitted in this district provided that the use is limited to one per block face and no closer in proximity than fifty (50) feet to another limited use that is subject to these spacing restrictions.
- (C) Permitted provided that the standards of Section 10.8-13, Noise in residential districts are adhered to.
- (P) Permitted in this district only in a planned unit development, except as provided in Section 24-53.
- (*) Provided that drive-through teller or food pickup windows may be included only if the adequacy and safety of the driveways are approved by the city engineer or his designee, and further provided that any establishment with a drive-thru window located within one hundred (100) feet of a residence shall be screened along the side facing such residence by a wall, opaque fence or compact hedge not less than six (6) feet in height, and that exterior lighting shall be shielded and deflected away from such residence.