



TUSCALOOSA
PLANNING COMMISSION

REZONING PETITION

Please complete all of the following required fields:

Applicant
Name: _____ Email: _____ Phone: _____
Address: _____ City/State: _____ / _____ ZIP Code: _____

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

Property
Address: _____ City/State: _____ / _____ ZIP Code: _____
Subdivision: _____ Parcel ID: _____ Lot Number: _____
Existing buildings or structures: _____ Lot Size: _____

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

Current zoning: _____ Request zoning change to: _____

Reasons for requesting a zoning change: _____

Proposed buildings or construction: _____

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: _____ Date: _____

**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



Z-12-21: Happy Hour Estates

1 inch = 70 feet
0 35 70 105 140

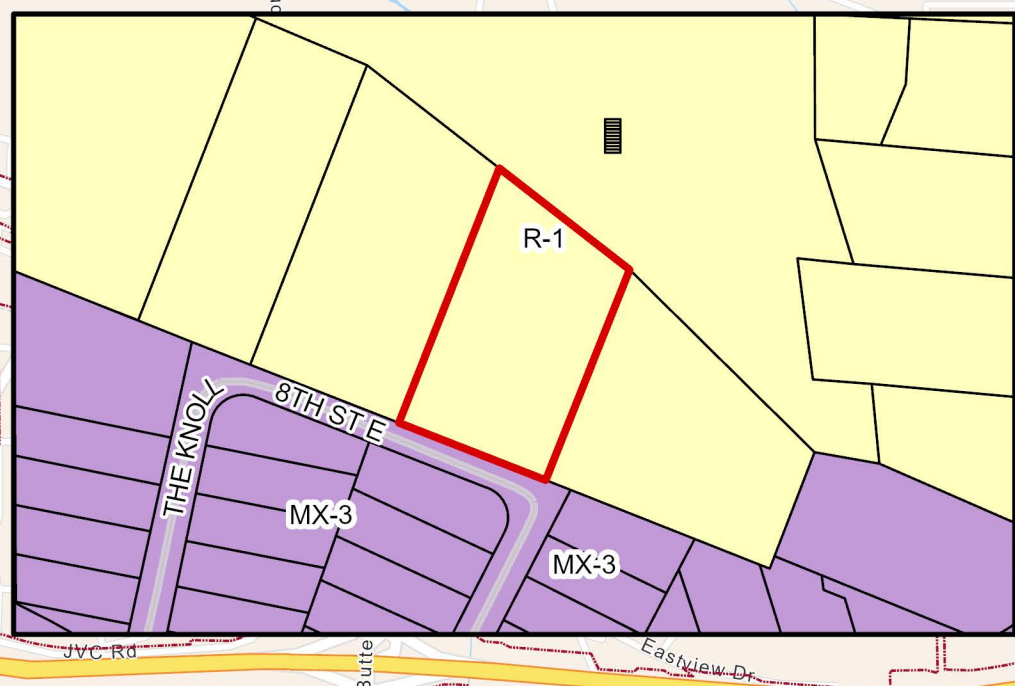
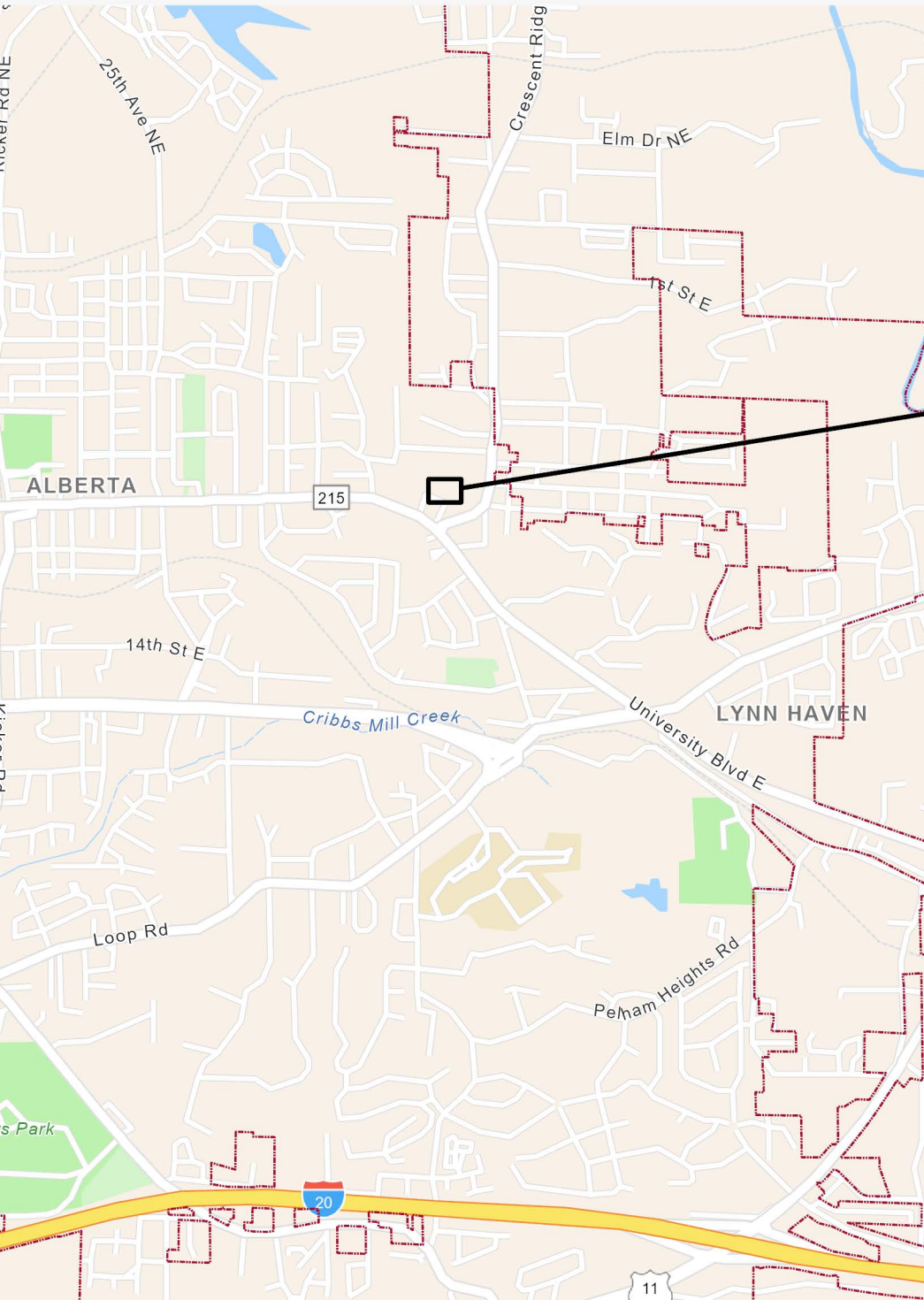
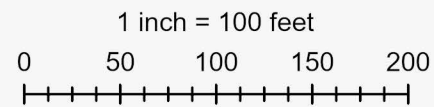
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 Z-12-21



Z-12-21: Happy Hour Estates



PLANNING COMMISSION STAFF REPORT

July 19, 2021

Z-12-21

GENERAL INFORMATION

Property Owner () Petitioner (x)

Jarmen Howard

Requested Action and Purpose

Rezone from R-1 to RD-1; construct three single-family dwellings.

Location and Existing Zoning

3650 8th Street East. Currently zoned R-1.

Size and Existing Land Use

0.94 acres; vacant

Surrounding Land Use and Zoning

North – Vacant, Zoned R-1

East – Vacant, Zoned R-1

South – Single-family dwelling, Zoned MX-3

West – Single-family dwelling, Zoned R-1

Applicable Regulations

Residential Detached (RD-1, RD-2). The RD-1 district is intended to accommodate the detached dwelling building type on individual lots in a pedestrian-friendly and walkable environment. The RD-2 district is intended to accommodate detached and accessory unit building type, cottage court and mirrored green building types in a pedestrian-friendly and walkable environment. Civic buildings are allowed in these districts.

See end of report for table of permitted uses in the RD-1 zone.

Transportation

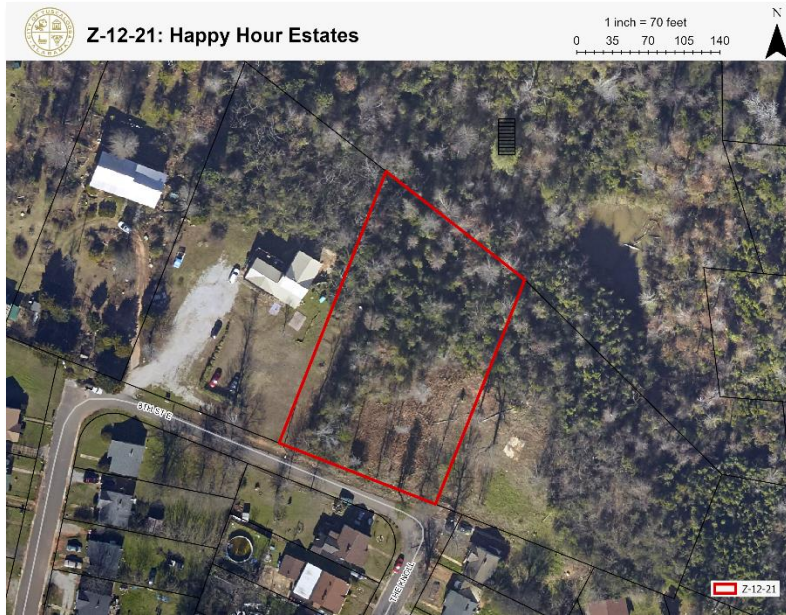
8th Street East, a local street

Physical Characteristics

0.94 acres; vacant

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SUBJECT PROPERTY

ANALYSIS

The applicant is proposing to rezone the property in order to “build three new houses.” Currently, the zoning would allow for one single-family home. If the zoning remained R-1, there would not be enough room to create two conforming lots. The proposal is accompanied by a subdivision case to create three lots, all approximately 54’ wide. Directly across 8th Street East is The Knoll, a residential subdivision consisting of 50’ wide lots.

In **Framework**, this property is identified in the Future Land Use and Character Map as Traditional Neighborhood, Edge (TNE) (p. 21). TNE areas are “residential areas encompassing many of Tuscaloosa’s mid-20th century neighborhoods and modern developments that are primarily single family housing on average size lots...” (pg. 34). Furthermore, it states, “these neighborhoods may include areas of small-lot, attached or multi-family dwellings that have a single family scale” (pg. 34). 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 TNE, building blocks include (p. 34):

- Height range: 1-3 stories (generally up to 35 feet)
- Building form: variety of building types and sizes clustered and grouped but linked by a connected street network
- Building setback: 1-30 feet, generally consistent within a block
- Streets: blocks are small and walkable; streets generally form a grid system within the neighborhood; may include alleys
- Transportation: automobile access with complete sidewalk network; recreational trails
- Parking: on-street and private off-street; may include front-loaded or alley-loaded garages
- Open Space: preserved passive open space, neighborhood parks, pocket parks, private yards

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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 9: Facilitate growth in East Tuscaloosa
 - 9.1: Facilitate the creation of diverse housing options to serve “workforce housing” needs

Objective 9.1 states, “with lower land prices, existing utility service, and good access to Interstate 20/59, Tuscaloosa’s eastern area is ideal for growth that could provide moderately-priced housing... The city should encourage the creation of diverse housing in this area that serves young working adults, families, and seniors... (p. 69).

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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MG Permitted Uses (Sec. 24-72):

Permitted Uses	MG
Barge terminal	X
Brewery	X
Dry cleaning and dyeing, laundry	X
Farm and agricultural operations, subject to restrictions listed in chapter 4 of the City Code	X
Food catering	X
Heliport or short take-off and landing airfield meeting all FAA standards, provided that no part of such heliport or airfield is less than 1,200 feet from any property in a residence district	X
Ice and cold storage plant; food processing other than slaughtering of animals	X
Manufacturing, assembling and fabricating operations	X
Off-site sign	X
Other customary accessory uses and buildings, provided such uses are incidental to the principal use and are located on the same lot with the principal use	X
Other industrial or business uses not including taverns, lounges, package liquor stores, and convenience stores, which, in the opinion of the board of adjustment, are similar to those listed in the district concerned	X
Printing and binding	X
Public utility facilities and installations for electricity, gas, oil, steam, telegraph, telephone, and water	X
Quarrying; mining; sand and gravel extraction	X
Railroad tracks and sidings, other than a railroad switching yard	X
Repair of motor vehicles	X
Retail sales of construction equipment, trucks, machine tools, or farm implements	X
Terminal for transferring trailers or containers to and from railroad flatcars	X*
Tradesmen, operatives, service contractors, such as plumbing contractors, electrical contractors and the like	X
Trucking terminal	X*
Uses permitted, or permitted as a special exception, in BGO Business Districts	X
Veterinary clinic or kennel, provided that no animal pens outside an enclosed building shall be less than 1,000 feet from any property in a residence district	X
Warehousing and storage, not including storage of garbage, offal, or dead animals	X
Wireless telecommunication towers and antennas	X

Footnotes:

- (*) Permitted only on property having ready access to a street or highway classified as an arterial street or higher in the Major Street Plan of Tuscaloosa.