

ZONING BOARD OF ADJUSTMENT STAFF REPORT

July 26, 2021

**ZBA-57-21**

**GENERAL INFORMATION**

**Property Owner (X) Petitioner (X)**

University Avenue Church of Christ

**Requested Action and Purpose**

Petition for a special exception from the off-street parking regulations

**Location and Existing Zoning**

1100 Julia Tutwiler Drive. Zoned I. (Council District 5)

**Size and Existing Land Use**

Approximately 1.3 acres, Vacant

**Surrounding Land Use and Zoning**

North: School, I

East: McFarland Blvd E

South: Commercial, BH

West: Church, I

**Applicable Regulations**

[Sec. 24-91](#). – Special exceptions.

(8) *Decrease in required parking*

**DISCRETIONARY**

- a. The applicant should demonstrate to the satisfaction of the board that, based on the nature of the business and prior experience with such businesses, a reduced number of off-street parking spaces will meet reasonably foreseeable requirements. The board should take into account, however, the possibility that the property concerned might change hands in the future and be used for a purpose requiring more parking.

Sec. 24-122. – Off-street parking requirement.

Minimum Requirement	
Bank, business or professional office (except where otherwise specified)	One per two hundred fifty (250) square feet of building floor area
Church	One per five (5) seats or one per one hundred (100) lineal inches of pew space

**SUMMARY**

The petitioner is requesting a special exception to reduce the off-street parking in order to build an office for the University Avenue Church of Christ, which is directly adjacent to this property. They are currently going through a subdivision to create a new lot, as well as rezone the property from Institutional to BGO (which is required by code). When subdividing the lot, 24 of the existing spaces will be located on the new lot. These spaces will be reduced to 23 spaces during development.

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The new office is required to have 102 parking spaces (30,000 square foot building with a requirement of one space per 250 square feet). They are proposing 73 on-site parking spaces. They plan to utilize a shared parking arrangement with the church to use 29 of the church's parking spaces, for a total of 102 parking spaces available to be used for the new office. The church is required to have 80 total spaces (400 seats with a requirement of one space per five seats). The church will have 250 spaces on their property once subdivided. A shared parking arrangement will be executed, and will carry forward with the property if sold.

Office of Urban Development, Planning Division: No comment

Office of Urban Development, Code Enforcement: No comment

Office of Urban Development, Building and Inspections Division: No comment

Infrastructure and Public Services, Engineering Division: No comment

Fire and Rescue Department, Fire Administration: No comment



ZONING BOARD OF ADJUSTMENT

PETITION APPLICATION

Last Updated, Feb 2021

Please complete all of the following required fields:

Location of Petitioned Property

Address: 1200 Julia Tutwiler Drive Tuscaloosa, AL 35404 (Proposed Lot 2A - Resurvey of Lot 2 University Church of Christ Subdivision)

Property Owner

Name: University Avenue Church of Christ Phone: 205-553-3001 Email: mark.sullivan@bryantbank.com

Address: 1200 Julia Tutwiler Drive Tuscaloosa, AL ZIP Code: 35404

Petitioner (if different from owner)

Name: Phone: Email:

Address: ZIP Code:

The Petitioner requests the following item(s) from the Zoning Board of Adjustment:

A special exception is a conditional use which the zoning ordinance expressly permits under conditions specified in the zoning ordinance. A variance is a deviation from the regulations in the zoning ordinance which requires proof of an unnecessary hardship. An appeal is a formal challenge of the zoning officer's ruling.

- Special Exception, Use Variance, Variance, Short-Term Rental, Appeal Zoning Officer's ruling

Briefly describe the variance, special exception, and/or appeal being requested:

A special exception is requested to allow shared parking (reduction of on-site parking) for proposed Lot 2A (professional office).

Certification of Applicant

I certify that the foregoing facts, to the best of my knowledge, are true and correct and that except for the exception, variance, or appeal requested in this petition, the proposed construction and use complies with all requirements for the zoning district in which the property is located.

- For all requests for any variance from or special exception to a zoning requirement pertaining to a dimensional requirement or the site, a scaled site plan and/or building elevation produced by a registered land surveyor, professional engineer, or architect shall be required. Requests for an exception from fence requirements must depict proposed location and design of fence. Any request which will not be represented by the property owner at the public hearing must be accompanied by a designation of agent form.

Print Name: University Avenue Church of Christ Signature: Mark S. Sullivan Date: 6/17/2021

Please complete the applicable fields prior to application submission:

**Answer the following for ALL requests:**

Describe the reasons for the request and, if requesting a special exception, any extra related information. (e.g. number of parking spaces, hours of operation, etc.)

A special exception is requested to allow shared parking (reduction of on-site parking) for proposed Lot 2A (professional office).

As shown on the attached parking tabulation for the overall site, the Church has excess parking to provide for the proposed shared scenario. Additionally, the high parking demand times for the Church and those for Lot 2A, do not coincide.

Attachments: Parking Tabulation Drawing, Proposed Lot 2A Concept Site Plan, Preliminary Subdivision Plat - Resurvey of Lot 2 University Church of Christ Subdivision.

**Answer the following for VARIANCE requests ONLY:**

The petitioner must specifically state a hardship for the variance. Explain the ways in which the zoning regulation creates a hardship on the property. When a variance is at issue, the primary consideration is whether a literal enforcement of a zoning ordinance will result in unnecessary hardship. Explain any special circumstances or conditions that are peculiar to the land or buildings because of which a strict application of the ordinance would deprive the applicant of the reasonable use of such land or building.

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Explain how the variance request is in harmony with the general purpose and intent of the regulations imposed by this ordinance on the district in which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.

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**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS APPLICATION AND ANY NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development:  
Planning Division

2201 University Boulevard, Annex III  
Tuscaloosa, AL 35401

Email: [zba@tuscaloosa.com](mailto:zba@tuscaloosa.com)

**SUBMIT FORM**

**FOR OFFICE USE ONLY:**

ZBA Case Number: \_\_\_\_\_

Submission Date: \_\_\_\_\_

Zoning District: \_\_\_\_\_

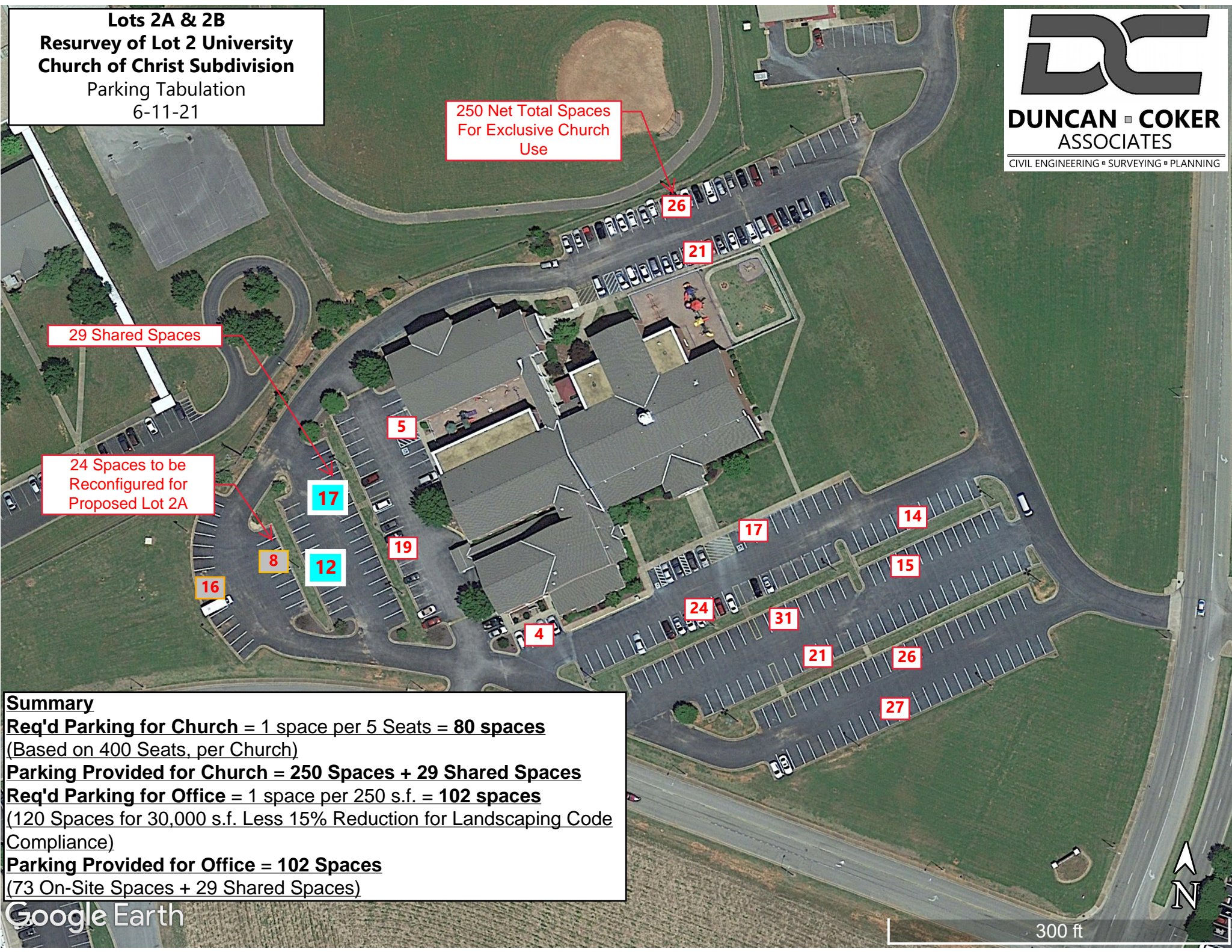
Hearing Date: \_\_\_\_\_

**Lots 2A & 2B**  
**Resurvey of Lot 2 University**  
**Church of Christ Subdivision**  
Parking Tabulation  
6-11-21

250 Net Total Spaces  
For Exclusive Church  
Use

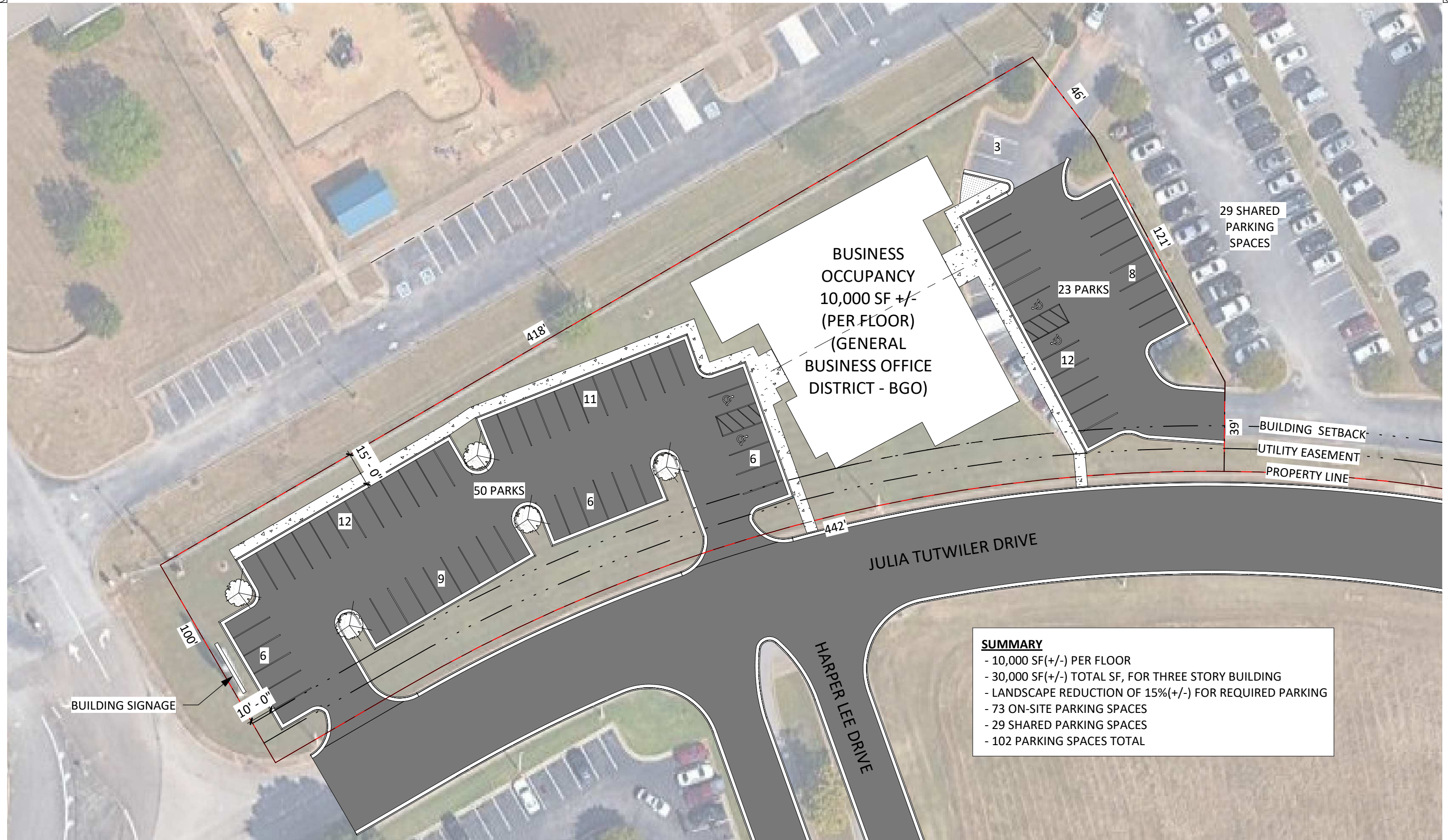
29 Shared Spaces

24 Spaces to be  
Reconfigured for  
Proposed Lot 2A



**Summary**  
**Req'd Parking for Church = 1 space per 5 Seats = 80 spaces**  
(Based on 400 Seats, per Church)  
**Parking Provided for Church = 250 Spaces + 29 Shared Spaces**  
**Req'd Parking for Office = 1 space per 250 s.f. = 102 spaces**  
(120 Spaces for 30,000 s.f. Less 15% Reduction for Landscaping Code Compliance)  
**Parking Provided for Office = 102 Spaces**  
(73 On-Site Spaces + 29 Shared Spaces)





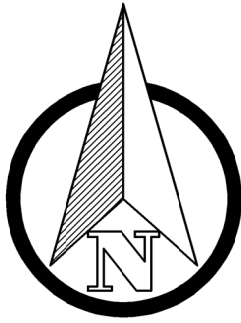
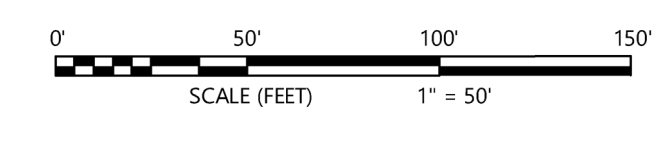
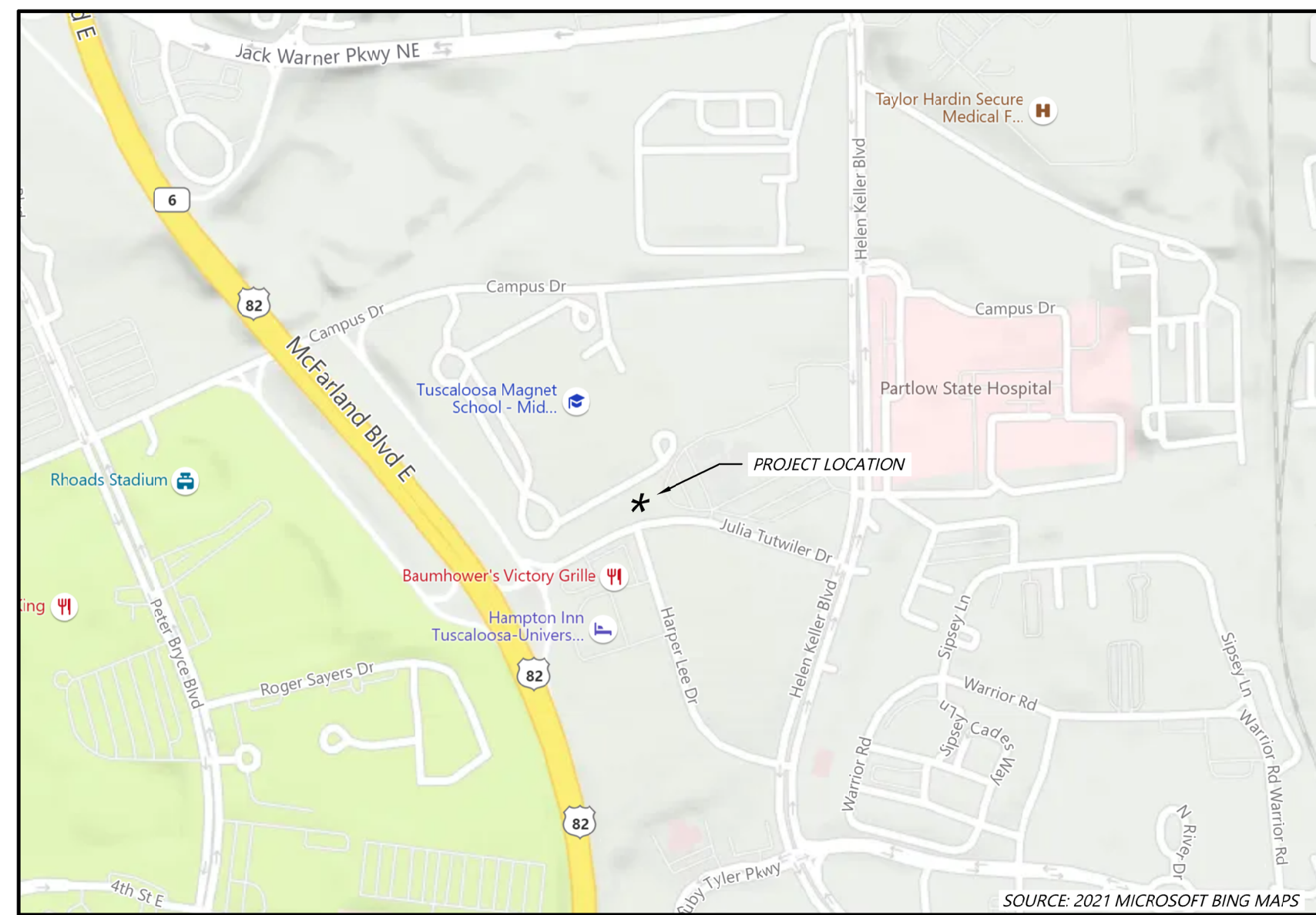
**SUMMARY**

- 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

VICINITY MAP

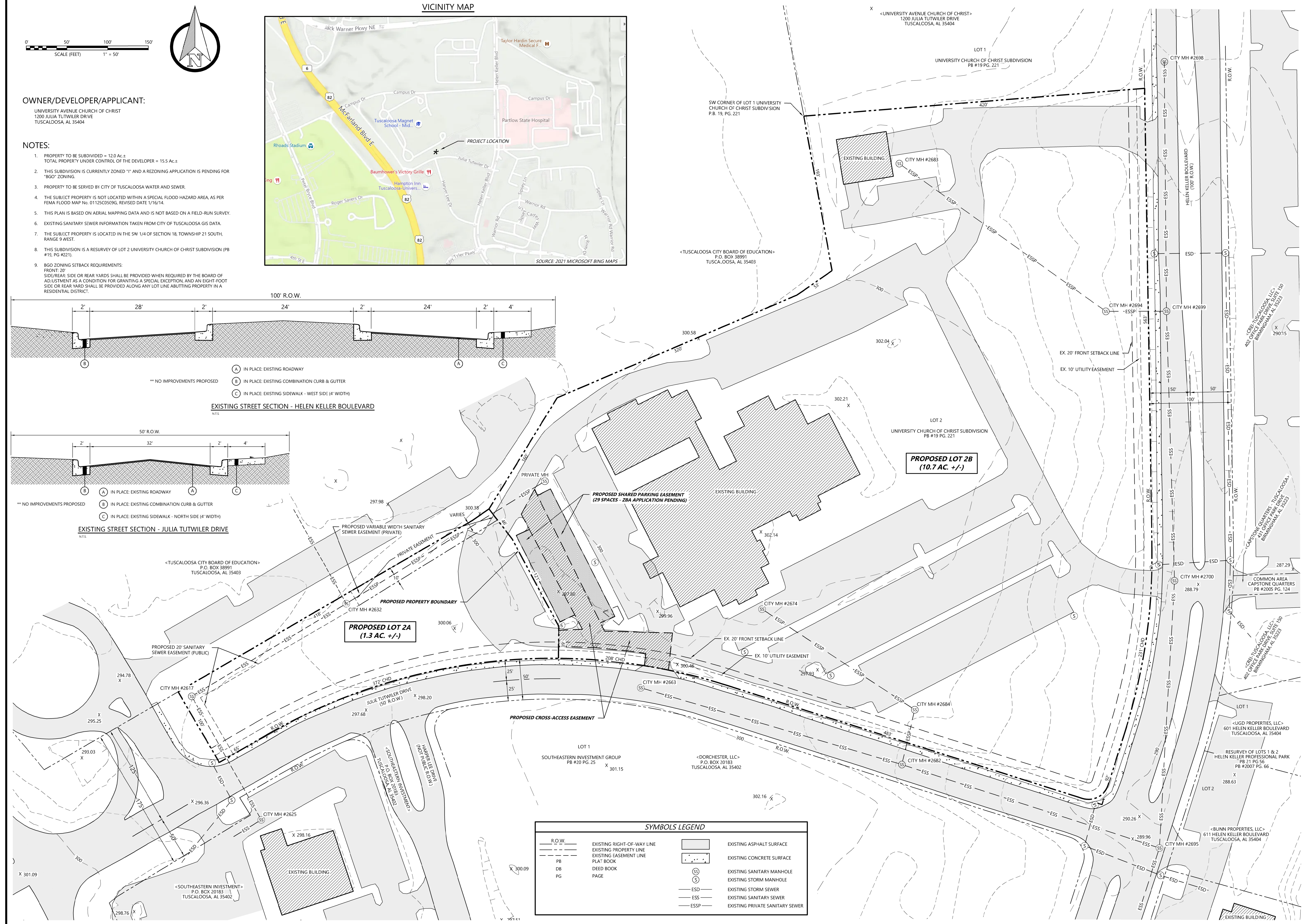
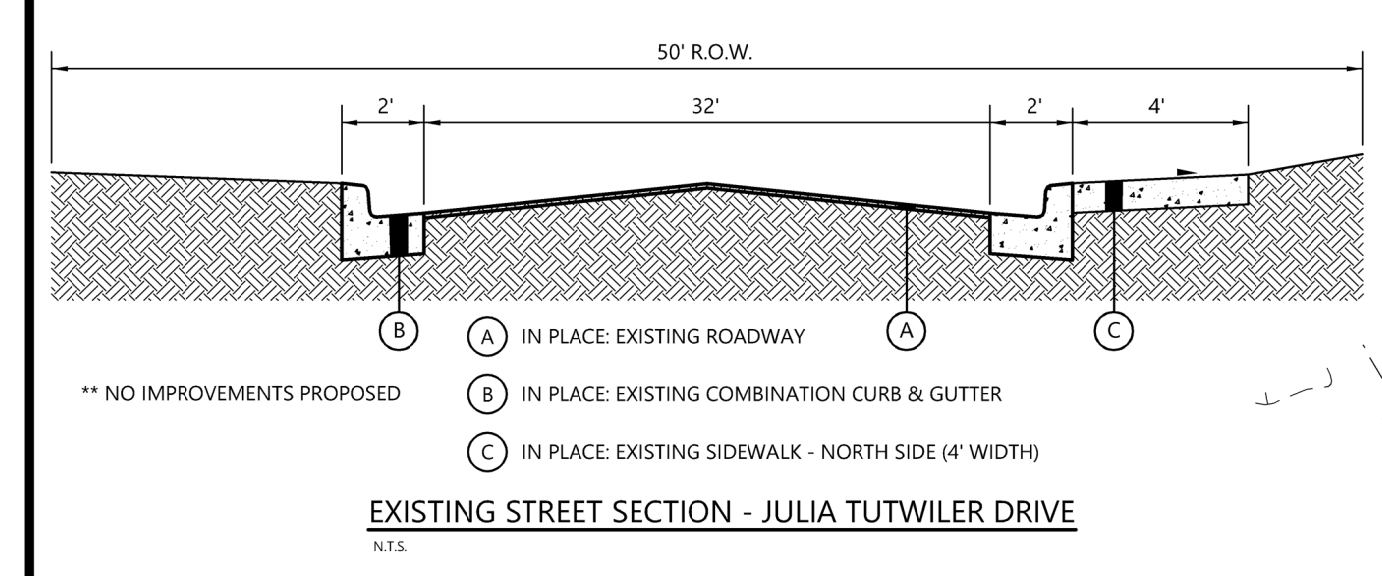
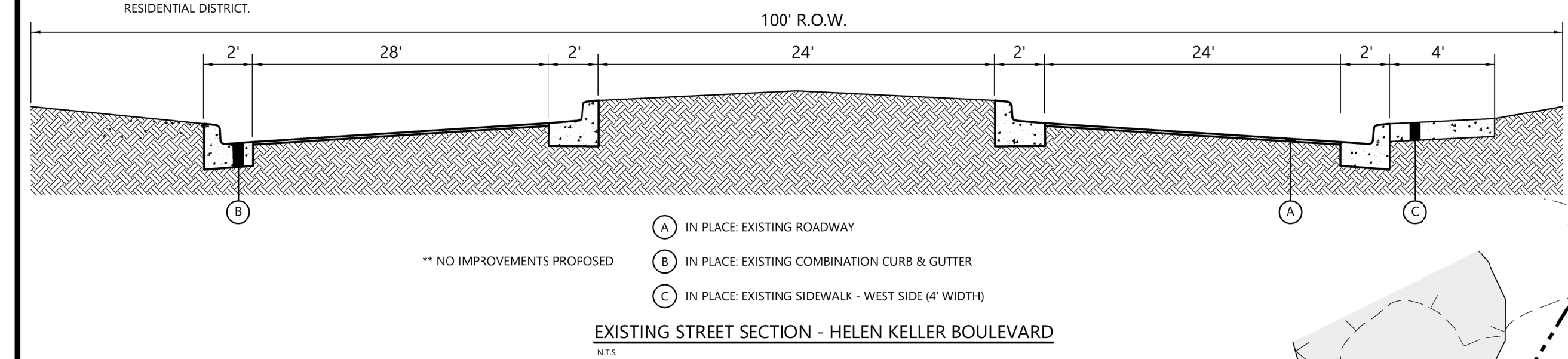


OWNER/DEVELOPER/APPLICANT:

UNIVERSITY AVENUE CHURCH OF CHRIST  
1200 JULIA TUTWILER DRIVE  
TUSCALOOSA, AL 35404

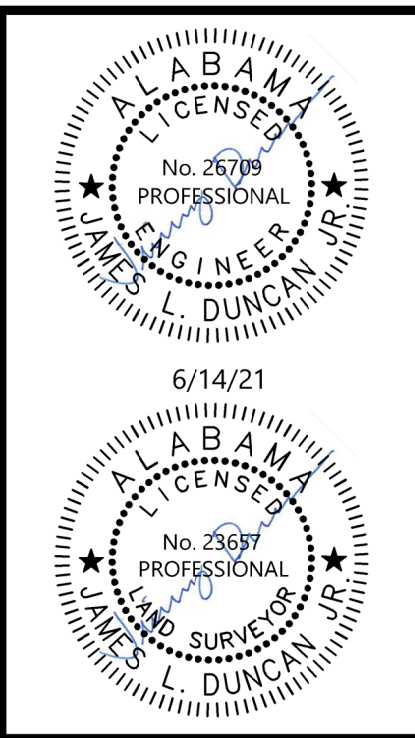
NOTES:

- PROPERTY TO BE SUBDIVIDED = 12.0 AC.±  
TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 15.5 AC.±
- THIS SUBDIVISION IS CURRENTLY ZONED "I" AND A REZONING APPLICATION IS PENDING FOR "BGO" ZONING.
- PROPERTY TO BE SERVED BY CITY OF TUSCALOOSA WATER AND SEWER.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP No. 01125C0509G, REVISED DATE 1/16/14.
- THIS PLAN IS BASED ON AERIAL MAPPING DATA AND IS NOT BASED ON A FIELD-RUN SURVEY.
- EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA GIS DATA.
- THE SUBJECT PROPERTY IS LOCATED IN THE SW 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 9 WEST.
- THIS SUBDIVISION IS A RESURVEY OF LOT 2 UNIVERSITY CHURCH OF CHRIST SUBDIVISION (PB #19, PG #221).
- BGO ZONING SETBACK REQUIREMENTS:  
FRONT: 20'  
SIDE/REAR: SIDE OR REAR YARDS SHALL BE PROVIDED WHEN REQUIRED BY THE BOARD OF ADJUSTMENT AS A CONDITION FOR GRANTING A SPECIAL EXCEPTION, AND AN EIGHT-FOOT SIDE OR REAR YARD SHALL BE PROVIDED ALONG ANY LOT LINE ABUTTING PROPERTY IN A RESIDENTIAL DISTRICT.



**SYMBOLS LEGEND**

	R.O.W.	EXISTING RIGHT-OF-WAY LINE		EXISTING ASPHALT SURFACE
	EXISTING PROPERTY LINE	EXISTING ASPHALT SURFACE		EXISTING CONCRETE SURFACE
	EXISTING EASEMENT LINE	EXISTING CONCRETE SURFACE		EXISTING SANITARY MANHOLE
	PB	PLAT BOOK		EXISTING STORM MANHOLE
	DB	DEED BOOK		EXISTING STORM SEWER
	PG	PAGE		EXISTING SANITARY SEWER
				EXISTING PRIVATE SANITARY SEWER



**DUNCAN & COKER ASSOCIATES**  
CIVIL ENGINEERING • SURVEYING • PLANNING  
302 MERCHANTS WALK, SUITE 250  
TUSCALOOSA, AL 35406  
205-961-0488  
WWW.DUNCANCOKER.COM

**RESURVEY OF LOT 2  
UNIVERSITY CHURCH OF CHRIST  
SUBDIVISION**

**PRELIMINARY SUBDIVISION PLAT**

SHEET TITLE	DESCRIPTION	DRAWN BY: S.W.T.	PROJECT NUMBER: PL-30
NO.	DATE	CHECKED BY: J.C.	
DATE: 02-21		FILE NAME: LCC-PRELIM-PLAT.DWG	

SHEET NO. **C100**





VIEW 01



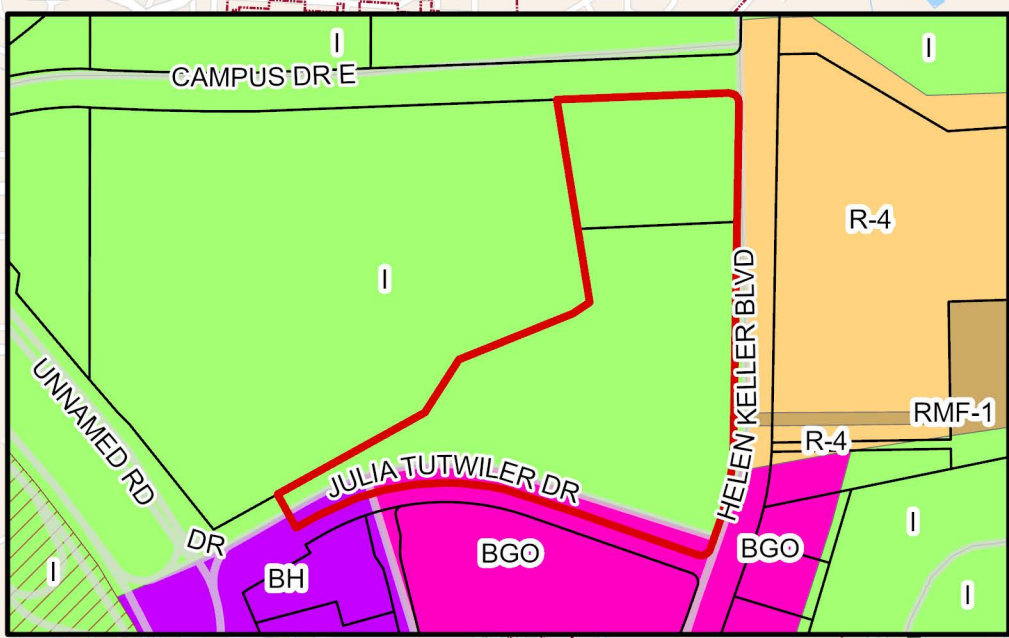
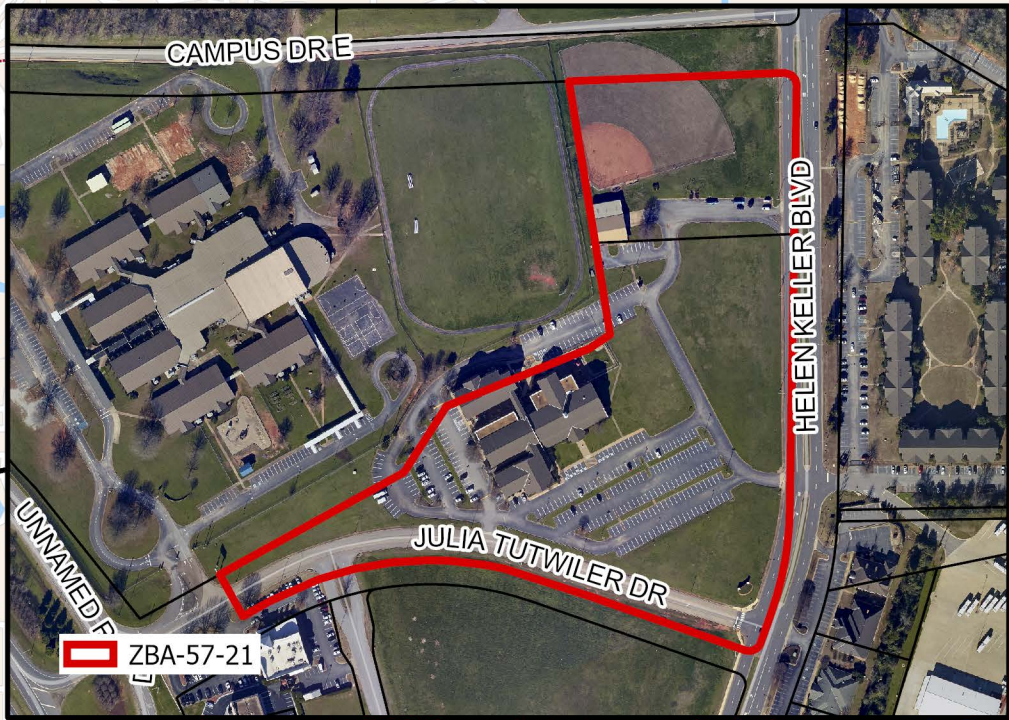
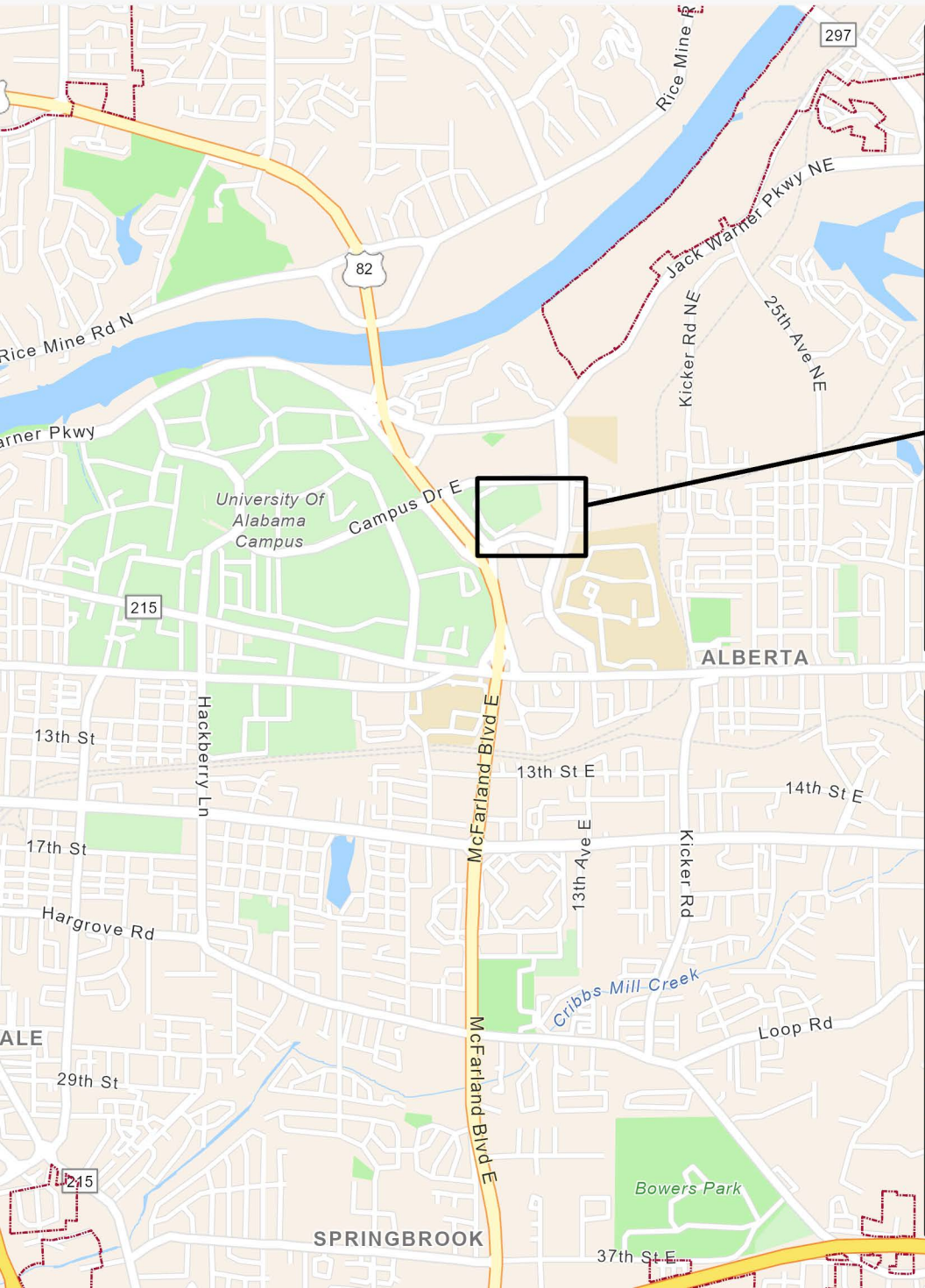
**VIEW 02**



VIEW 03



# ZBA-57-21: 1100 Julia Tutwiler Drive

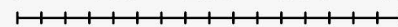




# ZBA-57-21: 1100 Julia Tutwiler Drive

1 inch = 200 feet

0 100 200 300 400



N



CAMPUS DR E

HELEN KELLER BLVD

UNNAMED RD

DR

JULIA TUTWILER DR

HARPER LEE DR

 ZBA-57-21

 UNIVERSITY  
CHURCH OF CHRIST  
SEEKING HIM • SERVING OTHERS



