



TUSCALOOSA  
PLANNING COMMISSION

REZONING PETITION

Please complete all of the following required fields:

**Applicant**

Name: Brody Townsend Email: brody@townsendhonda.com Phone: 205 556 0191  
Address: 3121 Skyland Blvd City/State: Tuscaloosa / AL ZIP Code: 35405

**Property Owner (If different from applicant)**

Name: Jerry Irvin Email: \_\_\_\_\_ Phone: 205 861 8119  
Address: 15340 Lilly Pond Road City/State: Fosters / AL ZIP Code: 35463

**Property**

Address: 4207, 4219, 4313 31st Avenue East City/State: Tuscaloosa / AL ZIP Code: 35405  
Subdivision: Alpine Hills Parcel ID: 63 30 09 32 4 006 004.000 Lot Number: 1, 2 & 3  
Existing buildings or structures: 2 Lot Size: 0.92 Acres

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

Current zoning: Lot 1 - BN, Lots 2 & 3 - R3 Request zoning change to: BH  
Reasons for requesting a zoning change: Townsend Honda is acquiring the property to extend the footprint of the dealership.

Proposed buildings or construction: New Office Space, Auto Lot and Auto Detailing Shop

**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 SUBMITTAL REQUIREMENTS ON THE BACK OF THIS APPLICATION

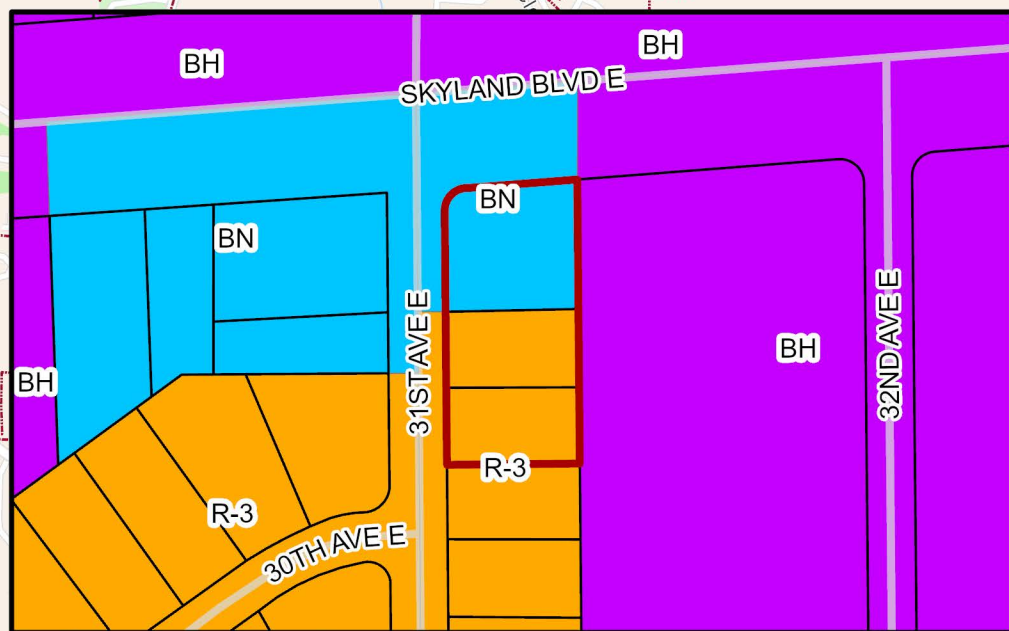
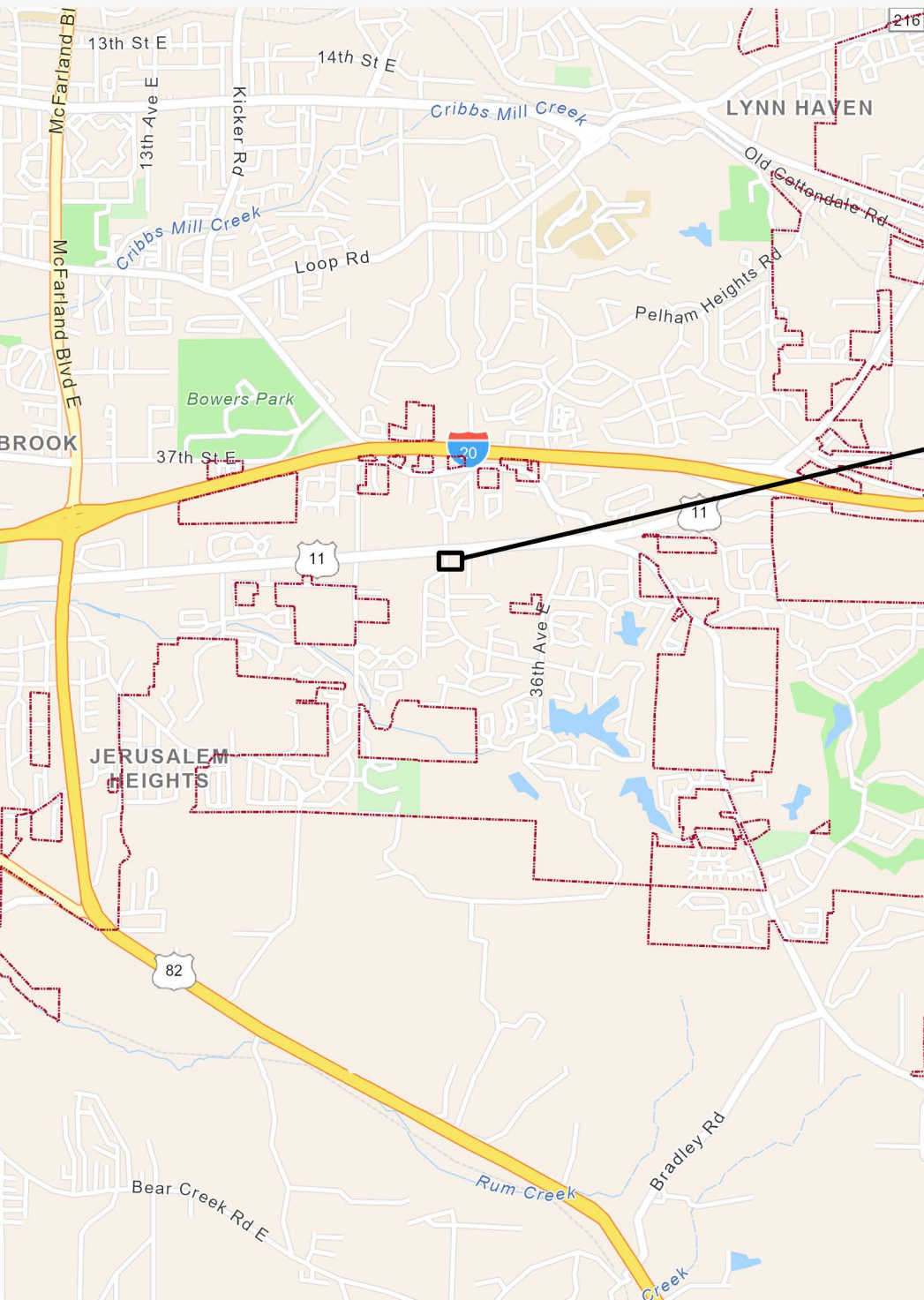
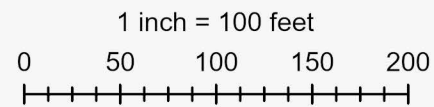
Applicant: [Signature] Date: 8-19-21

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

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



# Townsend Honda







# Townsend Honda

1 inch = 70 feet

0 35 70 105 140



N



LEGAL DESCRIPTION

LOTS 1, 2 & 3 ALPINE HILLS

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 32, Township 21 South, Range 9 West in Tuscaloosa County, Alabama and being more particularly described as follows:

All of Lots 1, 2 and 3 of ALPINE HILLS Subdivision as recorded in the Probate Office of Tuscaloosa County in Plat Book 9 at Page 21. Said parcel containing 0.92 acres, more or less.

# PLANNING COMMISSION STAFF REPORT

October 18, 2021

## **Z-18-21**

### **GENERAL INFORMATION**

#### **Property Owner ( ) Petitioner (x)**

Brody Townsend

#### **Requested Action and Purpose**

Rezone approximately 0.41 acres located at 4207 31<sup>st</sup> Avenue East from BN to BH and 0.51 acres at 4213 and 4219 31st Avenue East from R-3 to BH.

#### **Location and Existing Zoning**

4207, 4213, and 4219 31<sup>st</sup> Avenue East

#### **Size and Existing Land Use**

0.92 acres total; vacant and single-family residential

#### **Surrounding Land Use and Zoning**

North – Commercial, Zoned BH

East – Commercial (Tuscaloosa Honda), Zoned BH

South – Single-family residential, Zoned R-3

West – Commercial and Single-family residential, Zoned R-3 and BN

#### **Applicable Regulations**

*BH Highway-Related Commercial Districts:* This district is created to provide minimum standards for the development and use of two (2) classes of business:

- a) Commercial establishments serving the needs of highway travelers, and
- b) Auto-related business serving mainly the local market, but which are difficult to incorporate into unified shopping centers.

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

#### **Transportation**

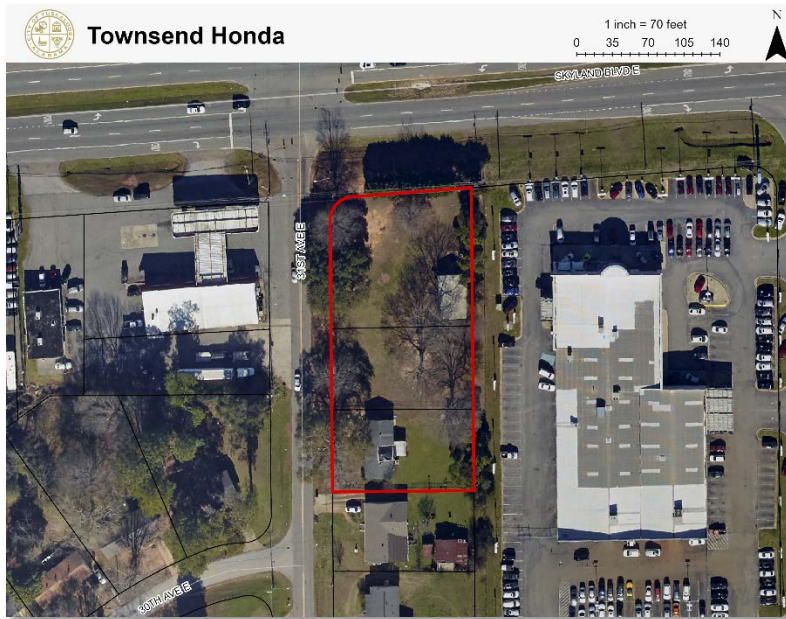
Skyland Boulevard East, a principal arterial; and 31st Avenue East, a local street

#### **Physical Characteristics**

0.92 acres total; vacant land adjacent to Skyland Boulevard East and a single-family residence on the south parcel. Adjacent to single-family residential homes off of 31st Avenue East to the west and south, as well as Tuscaloosa Honda and a service station along Skyland Boulevard East to the north.



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**SUBJECT PROPERTY**

**ANALYSIS**

In **Framework**, this northernmost property is identified in the Future Land Use and Character Map as Limited Commercial (NC) (p. 30), and the two southern properties are identified as Suburban Residential (RL) (p.35).

NC areas include “smaller nodes of commercial development that provide goods and services to and within walking distance of surrounding neighborhoods. They generally exist near prominent intersections within a neighborhood or at its edge, and may serve as a transition between a more intense Corridor Commercial and a residential area. These centers may include mixed-use, live-work, or multi-family residential uses that are compatible in scale to nearby neighborhoods” (p. 30). 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 NC, building blocks include (p. 30):

- Height range: 1-2 stories (generally up to 35 feet).
- Building form: Predominantly single story, but may have 2-story appearance. Includes large footprint buildings and both attached and freestanding structures.
- Building setback: 15-30 feet.
- Streets: Small, grid-like blocks with a streetscape designed to encourage pedestrian activity.
- Transportation: Walking, biking, automobile, supportive of transit opportunities.
- Parking: On-street or shared surface parking located to the side or rear of buildings.
- Open Space: Increased landscaping and "green infrastructure" elements per site and integrated in streetscape. Plazas, parks and trail connections as amenities.

The intent of the NC area is as follows:

- Accommodate limited commercial services by-right compared to Corridor Commercial; allow other uses (such as drivethroughs, etc.) under some conditions.

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- Provide pedestrian and bicycle connectivity to surrounding neighborhoods and nearby public uses (schools, parks, etc.).
- Support some residential use that is compatible with the surrounding neighborhood character.
- In a walkable neighborhood context, locate new buildings near the street and accommodate parking to the side or rear of buildings and accommodate on-street parking.
- Improve/provide public realm features such as signs, sidewalks, lighting, landscaping, and street trees.

LR areas are “Predominantly single family housing areas generally developed in a car-focused pattern with long blocks and curvilinear streets and fewer intersections than traditional neighborhood types. These areas feature a range of lot sizes, housing size and styles, including some small-scale attached dwellings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses.” (p. 35). For LR, building blocks include (p. 35):

- Height range: 1-3 stories (generally up to 35 feet).
- Building form: A range of housing sizes and styles with single-family scale and appearance.
- Building setback: 20-30 feet (generally consistent within a block).
- Streets: Longer blocks with a curvilinear pattern are common, though connectivity and the pedestrian experience is important.
- Transportation: Automobile access with sidewalk network.
- Parking: On-street and private off-street, individual drives from street.
- Open Space: Public neighborhood parks should be located in prominent, easily-accessible locations. Schools also supplement public parks. Some residential areas include private open space such as golf courses.

The intent of the LR area is as follows:

- When establishing new suburban residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.
- Improve streetscape features such as consistent sidewalks, lighting and street trees.

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
  - 9.2: Encourage the creation of neighborhood-scale commercial services.

Objective 9.2 states, “As additional residential development occurs, there will be a growing need for small-scale commercial development that is more neighborhood-serving than the commercial development located along Skyland Boulevard. The Future Land Use and Character Map identifies locations appropriate for future Limited Commercial south of I-20/59. That development should not be

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expected until significant residential growth in the area creates a viable market. These Limited Commercial areas should be developed as nodes around significant intersections rather than in a linear manner along corridors. Where feasible, neighborhoods should offer convenient pedestrian access to commercial nodes.” (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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**Sec. 24-52. – BH 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	BH
Accessory use on the same lot with and customarily incidental to any of the below uses permitted in the district concerned	X
Antique shops	
Apartment	
Appliance repair store, watch or camera repair store and the like	
Automobile repair shop	X
Automobile filling stations with or without convenience store	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
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	
Automobile/truck parts store	X
Automobile washing facility	X
Brewpub	
Café, coffee house, juice bar	X
Church and other place of worship, religious or philanthropic use	X
Club or lodge organized for fraternal or social purposes	
Confectionery or bake shop	
Doctor or dentist office, medical or dental clinic, medical laboratory	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	
Financial institution, including bank, savings and loan company, credit union, finance company, or mortgage company *	X
Food catering	

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

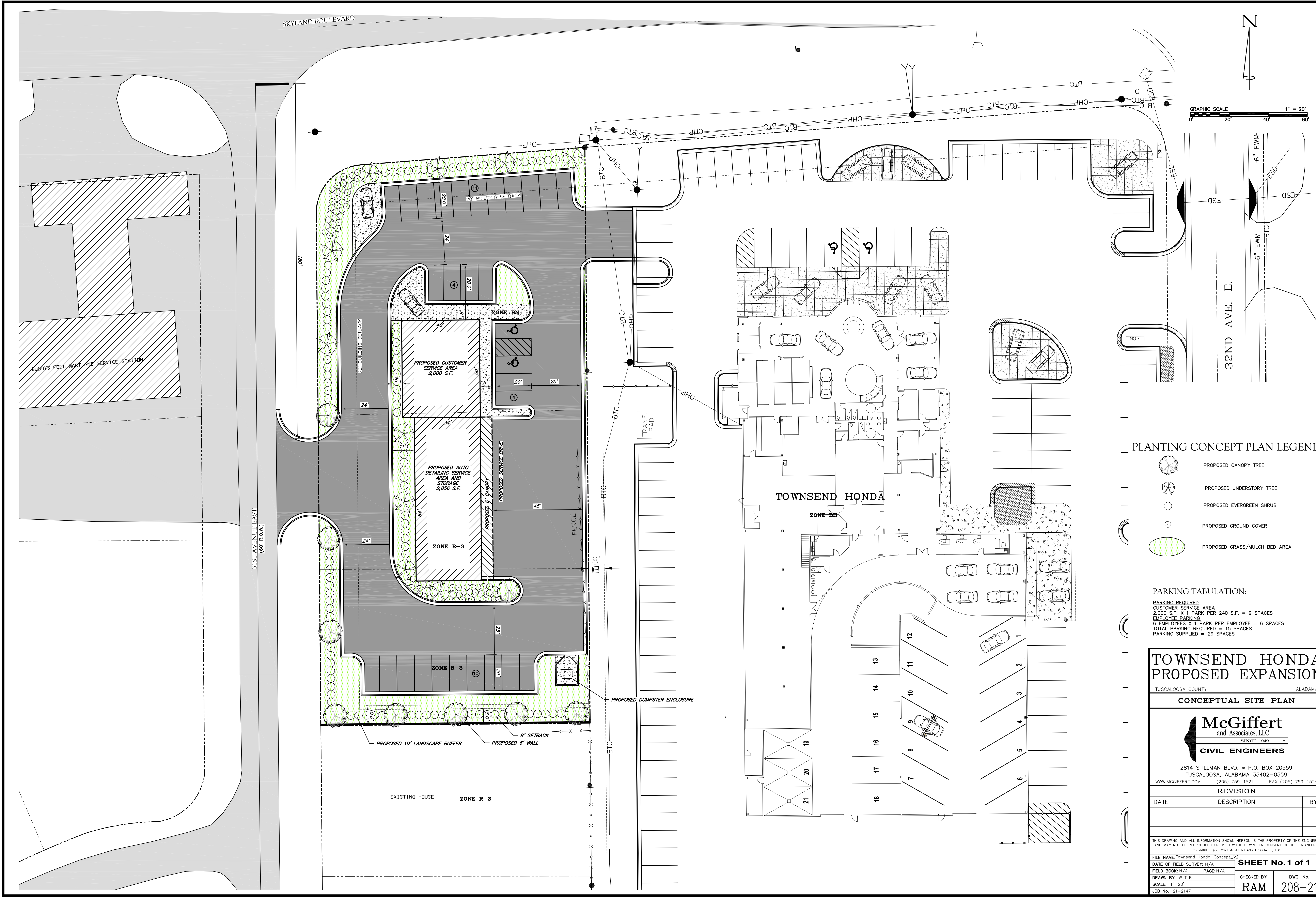
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Telephone exchange or other switching equipment entirely enclosed within a building	X
Tire recapping plant	X
Tradesmen and operatives such as plumbers, electricians and the like with no outside storage of supplies/equipment and with no more than one rollup door, with opening not exceeding ten (10) feet by ten (10) feet	X
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	
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
Wine bar	
Wireless telecommunication towers and antennas subject to requirements in Sections 24-110 and 24-111	X
Wholesale store without outside storage or exterior tanks in building(s) not exceeding six thousand (6,000) sq. ft. total	

*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.





PLANTING CONCEPT PLAN LEGEND

- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED EVERGREEN SHRUB
- PROPOSED GROUND COVER
- PROPOSED GRASS/MULCH BED AREA

PARKING TABULATION:

PARKING REQUIRED:  
CUSTOMER SERVICE AREA  
2,000 S.F. X 1 PARK PER 240 S.F. = 9 SPACES  
EMPLOYEE PARKING  
6 EMPLOYEES X 1 PARK PER EMPLOYEE = 6 SPACES  
TOTAL PARKING REQUIRED = 15 SPACES  
PARKING SUPPLIED = 29 SPACES

TOWNSEND HONDA  
PROPOSED EXPANSION

TUSCALOOSA COUNTY ALABAMA

CONCEPTUAL SITE PLAN

**McGiffert**  
and Associates, LLC  
SINCE 1949  
CIVIL ENGINEERS

2814 STILLMAN BLVD. • P.O. BOX 20559  
TUSCALOOSA, ALABAMA 35402-0559  
WWW.MCGIFFERT.COM (205) 759-1521 FAX (205) 759-1524

REVISION		
DATE	DESCRIPTION	BY

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FILE NAME: Townsend Honda-Concept\_12  
DATE OF FIELD SURVEY: N/A  
FIELD BOOK: N/A PAGE: N/A  
DRAWN BY: W T B  
SCALE: 1"=20'  
JOB No. 21-2147

SHEET No. 1 of 1

CHECKED BY: DWG. No.  
RAM 208-21





**1 View from Skyland Boulevard**  
Not to Scale

VERIFY SCALES  
BAR IS ONE INCH  
ON ORIGINAL DWG.  
IF NOT ONE INCH  
ON THIS SHEET  
ADJUST SCALE  
ACCORDINGLY

**Preliminary  
Exterior Images**

JOB No: 2119

DATE: 09/30/21

SHEET:

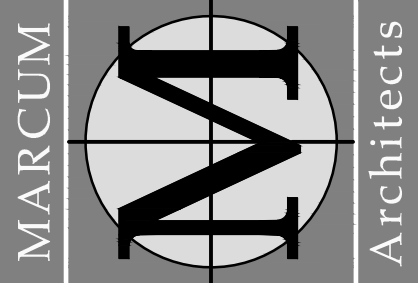
**IM100**

A Building for:

**Townsend Honda**

Skyland Boulevard  
Tuscaloosa, Alabama

REVISIONS:

Architecture • Planning • Design  
2801 Eighth Street Tuscaloosa, AL 35401 • P 205.792.1117 • [www.marcumarchitects.com](http://www.marcumarchitects.com)

APPROVED BY:  
**PRELIMINARY  
NOT FOR CONSTRUCTION**



**1 View Looking South West**  
Not to Scale

VERIFY SCALES  
BAR IS ONE INCH  
ON ORIGINAL DWG.  
IF NOT ONE INCH  
ON THIS SHEET  
ADJUST SCALE  
ACCORDINGLY

**Preliminary  
Exterior Images**

**JOB No:** 2119  
**DATE:** 09/30/21

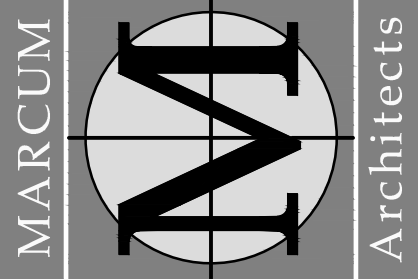
**SHEET:**  
**IM101**

**A Building for:**

**Townsend Honda**

**Skyland Boulevard  
Tuscaloosa, Alabama**

REVISIONS:

Architecture • Planning • Design

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NOT FOR CONSTRUCTION**  
APPROVED BY:





**1 View looking North East**  
Not to Scale

VERIFY SCALES  
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ON THIS SHEET  
ADJUST SCALE  
ACCORDINGLY

**Preliminary  
Exterior Images**

JOB No: 2119

DATE: 09/30/21

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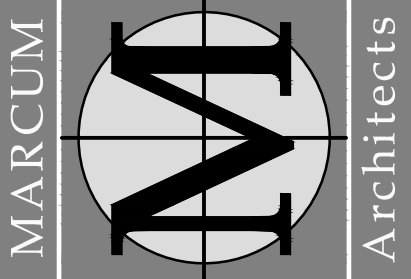
**IM102**

A Building for:

**Townsend Honda**

Skyland Boulevard  
Tuscaloosa, Alabama

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NOT FOR CONSTRUCTION**



**1 View from 31st Avenue East**  
Not to Scale

VERIFY SCALES  
BAR IS ONE INCH  
ON ORIGINAL DWG.  
IF NOT ONE INCH  
ON THIS SHEET  
ADJUST SCALE  
ACCORDINGLY

**Preliminary  
Exterior Images**

**JOB No:** 2119

**DATE:** 09/30/21

**SHEET:**

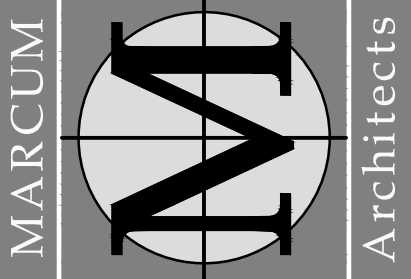
**IM103**

**A Building for:**

**Townsend Honda**

**Skyland Boulevard  
Tuscaloosa, Alabama**

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