



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:**

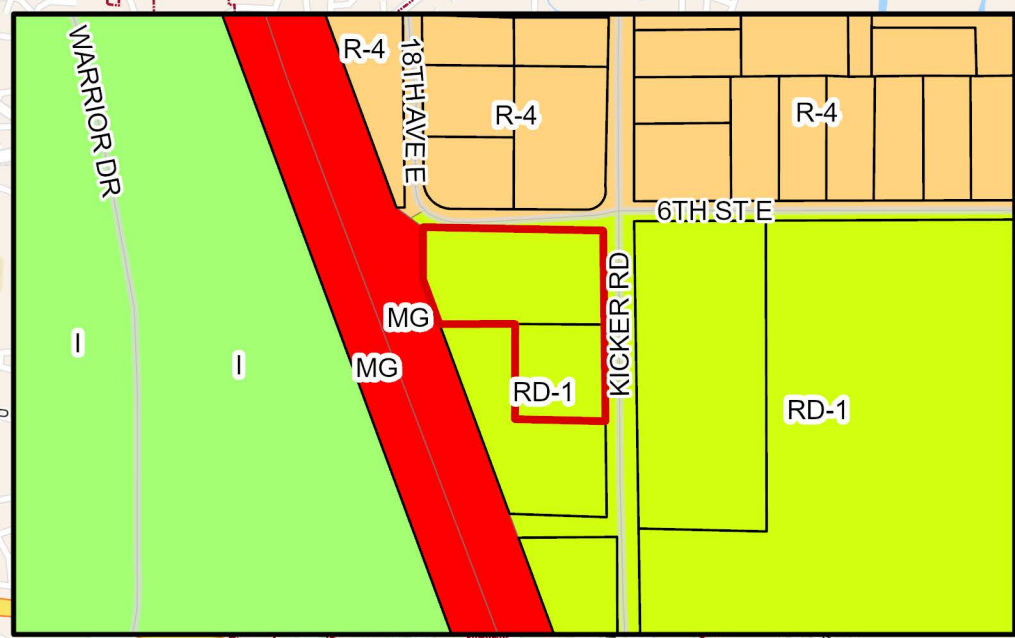
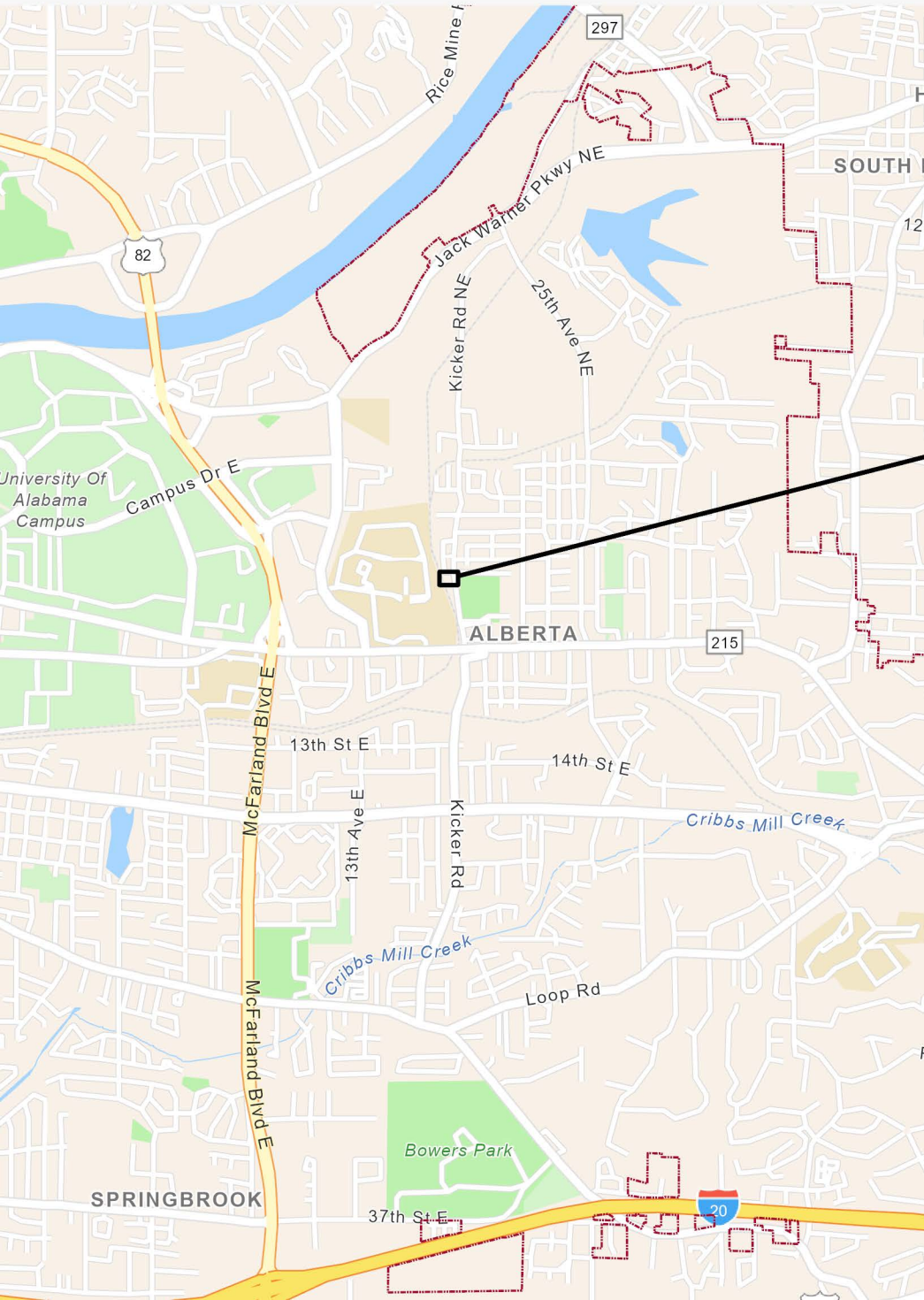
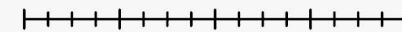
Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> FL planningcommission@tuscaloosa.com  
Planning Division Tuscaloosa, AL 35401



# Parkside Apartments

1 inch = 70 feet

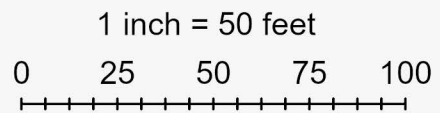
0 35 70 105 140







# Parkside Apartments





63 30 04 19 1 011 001.000  
SOUTHERN REGION INDUSTRIAL  
THREE COMMERCIAL PLACE-BOX 209  
NORFOLK, VA 23510  
LOT 1 BLK 5  
FOSTER CHRISTIAN ADDITION  
P.B. 3 PG. 69

63 30 04 19 1 010 003.000  
MARY SMITH  
515 18TH AVENUE E  
TUSCLOOSA, AL 35404  
LOT 7 BLK 3  
FOSTER CHRISTIAN ADDITION  
P.B. 3 PG. 69

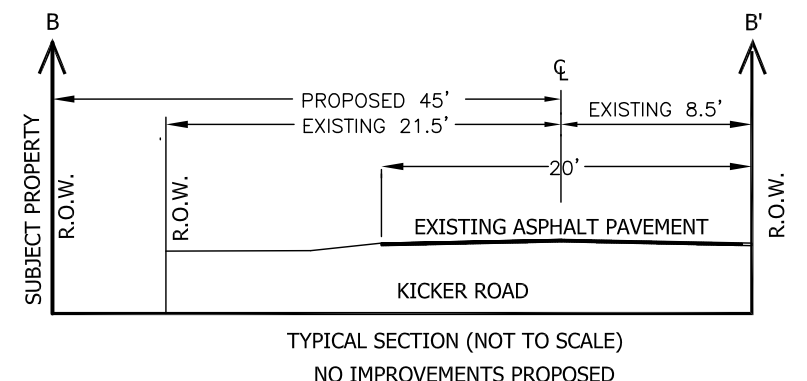
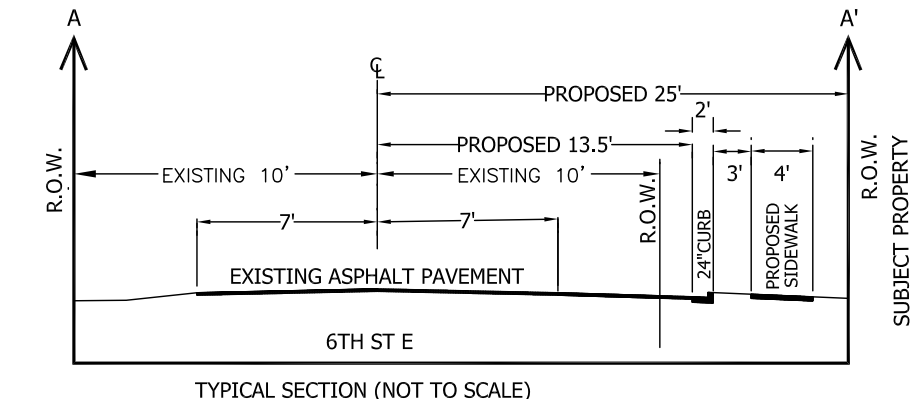
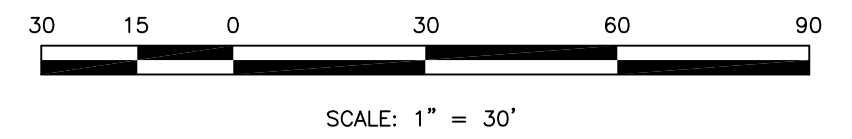
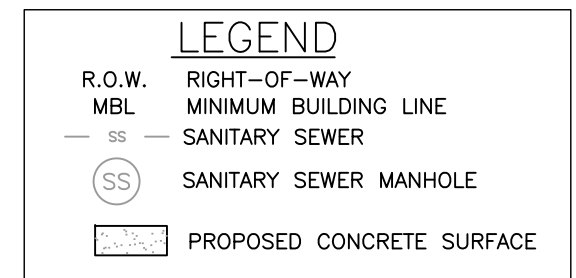
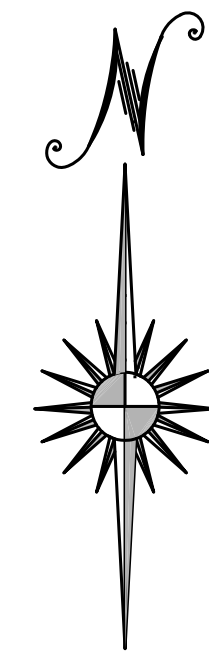
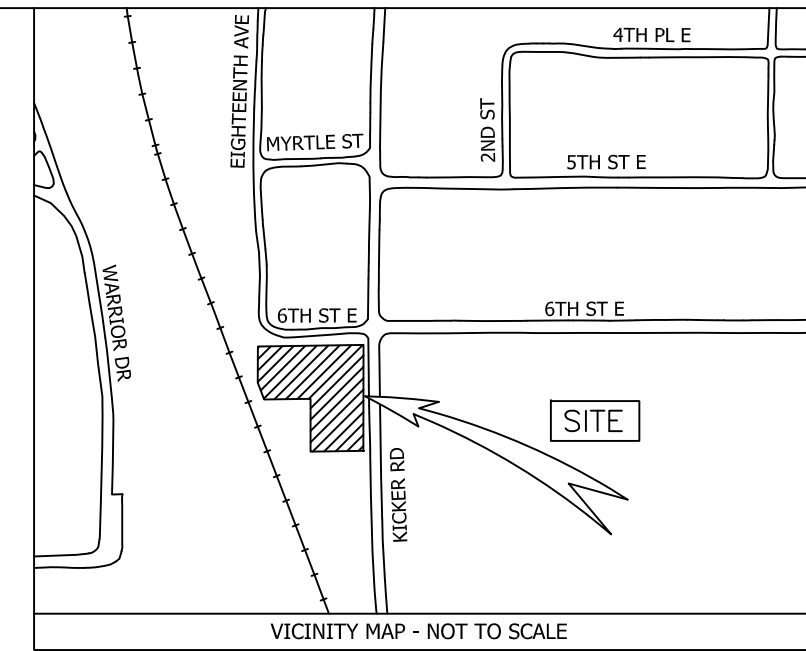
63 30 04 19 1 010 004.000  
WARNER LEE RAINER  
520 KICKER ROAD  
TUSCLOOSA, AL 35404  
LOT 1 BLK 3  
FOSTER CHRISTIAN ADDITION  
P.B. 3 PG. 69

63 30 04 19 1 009 022.000  
EUGENE SKRUGGS  
1600 TEAL CIRCLE  
TUSCLOOSA, AL 35405  
LOT 1 BLK A  
J S WINTERS  
P.B. 3 PG. 89

63 30 04 19 1 006 001.000  
UNIVERSITY OF ALABAMA  
BOARD OF TRUSTEES  
P.O. BOX 870106  
TUSCALOOSA, AL 35487

63 30 04 19 1 012 002.000  
SOUTHERN REGION INDUSTRIAL  
THREE COMMERCIAL PLACE-BOX 209  
NORFOLK, VA 23510  
LOT 1 BLK 2  
FOSTER CHRISTIAN ADDITION  
P.B. 3 PG. 69

63 30 04 19 1 009 041.000  
CITY OF TUSCALOOSA  
P.O. BOX 2090  
TUSCLOOSA, AL 35403



- NOTES:
1. ACRES UNDER CONTROL OF DEVELOPER: 0.57 ACRES +/-
  2. ACRES DEVELOPED: 0.57 ACRES +/-
  3. CURRENT OWNERS OF SUBJECT PROPERTY: SHERRY R. ALEXANDER  
16445 WATERMELON RD.  
TUSCALOOSA, AL 35406
  4. ACCORDING TO FEMA FLOOD MAP 01125C0509G SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
  5. CONTOURS TAKEN FROM CITY TOPO
  6. SOURCE: D.B. 2007 PG. 1879
  7. PROPERTY IS ZONED: RD-1
  8. PROPOSED IMPROVEMENTS ARE SHOWN APPROXIMATELY AND ARE SUBJECT TO CHANGE DURING THE LDP PROCESS

PRELIMINARY PLAT

HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

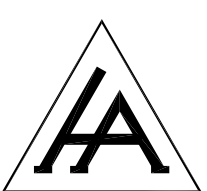
2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476  
Phone (205) 333-0003  
mike@hhasurveyors.com

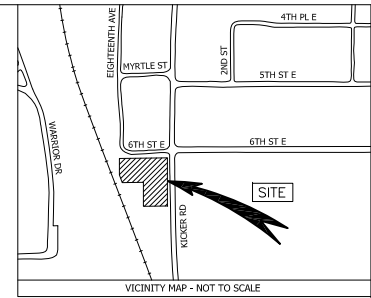
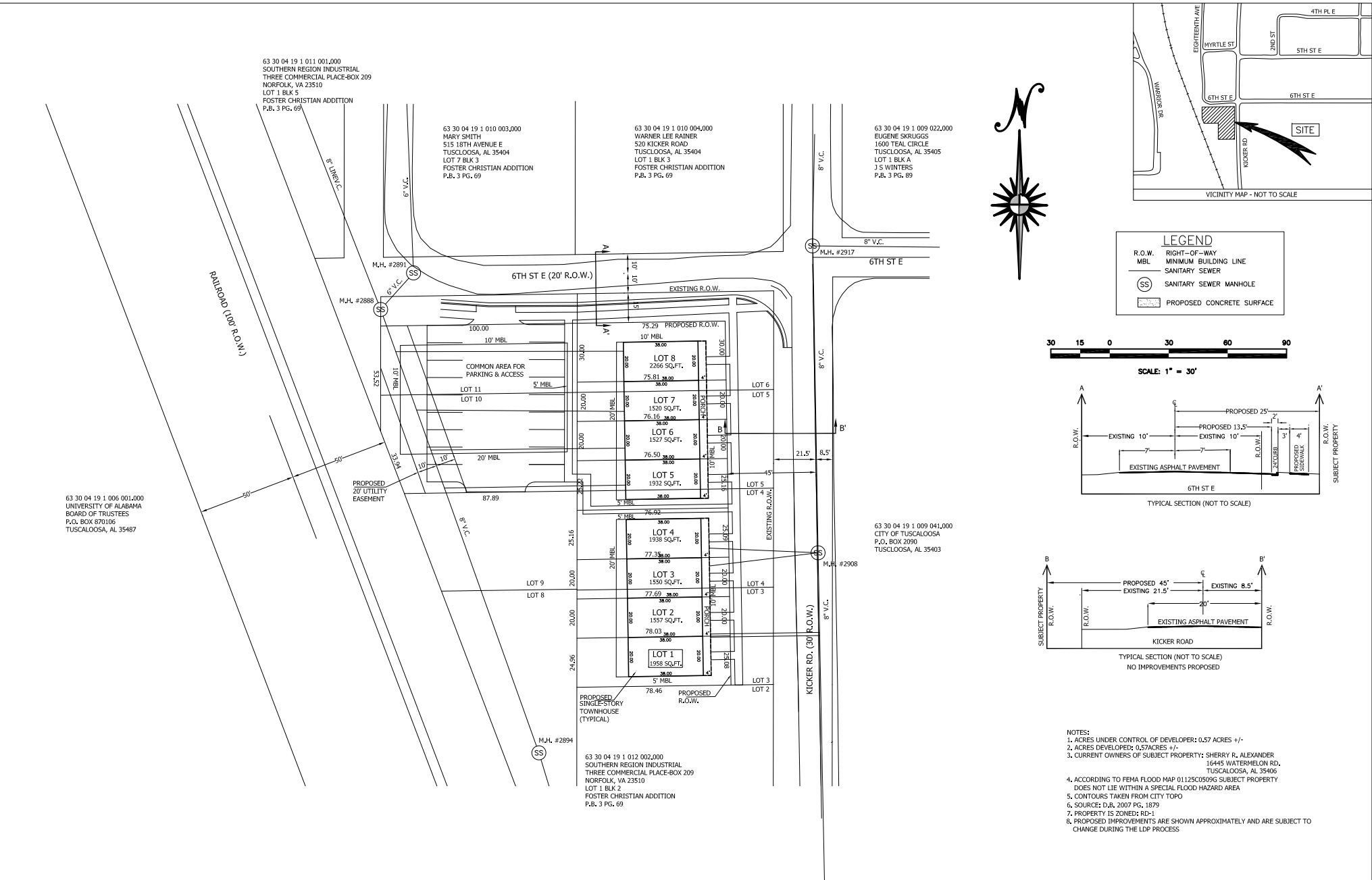
PARKSIDE APARTMENTS

BEING A RESURVEY OF LOTS 3, 4, 5, 6, 10, & 11 OF FOSTER CHRISTIAN ADDITION P.B. 3 PG. 69

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, T21S, R9W  
TUSCLOOSA COUNTY, ALABAMA

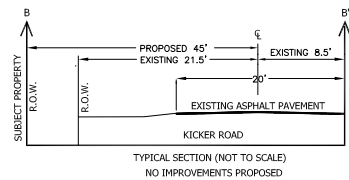
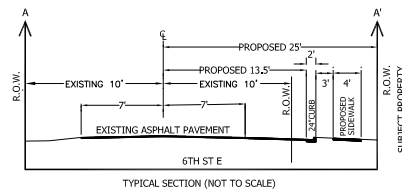
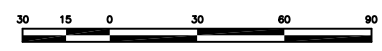
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Field Work	8/13/21	Date	9/15/21
Survey Type	SUBDIVISION	Scale	1"=30'
ACAD File	2108-007 PSD.dwg	Drawn By	JCP
COGO File	2108-007.txt	Approved By	JMH
		Surveyed by	JN





**LEGEND**

R.O.W.	RIGHT-OF-WAY
MBL	MINIMUM BUILDING LINE
SS	SANITARY SEWER
SS	SANITARY SEWER MANHOLE
CONCRETE	PROPOSED CONCRETE SURFACE



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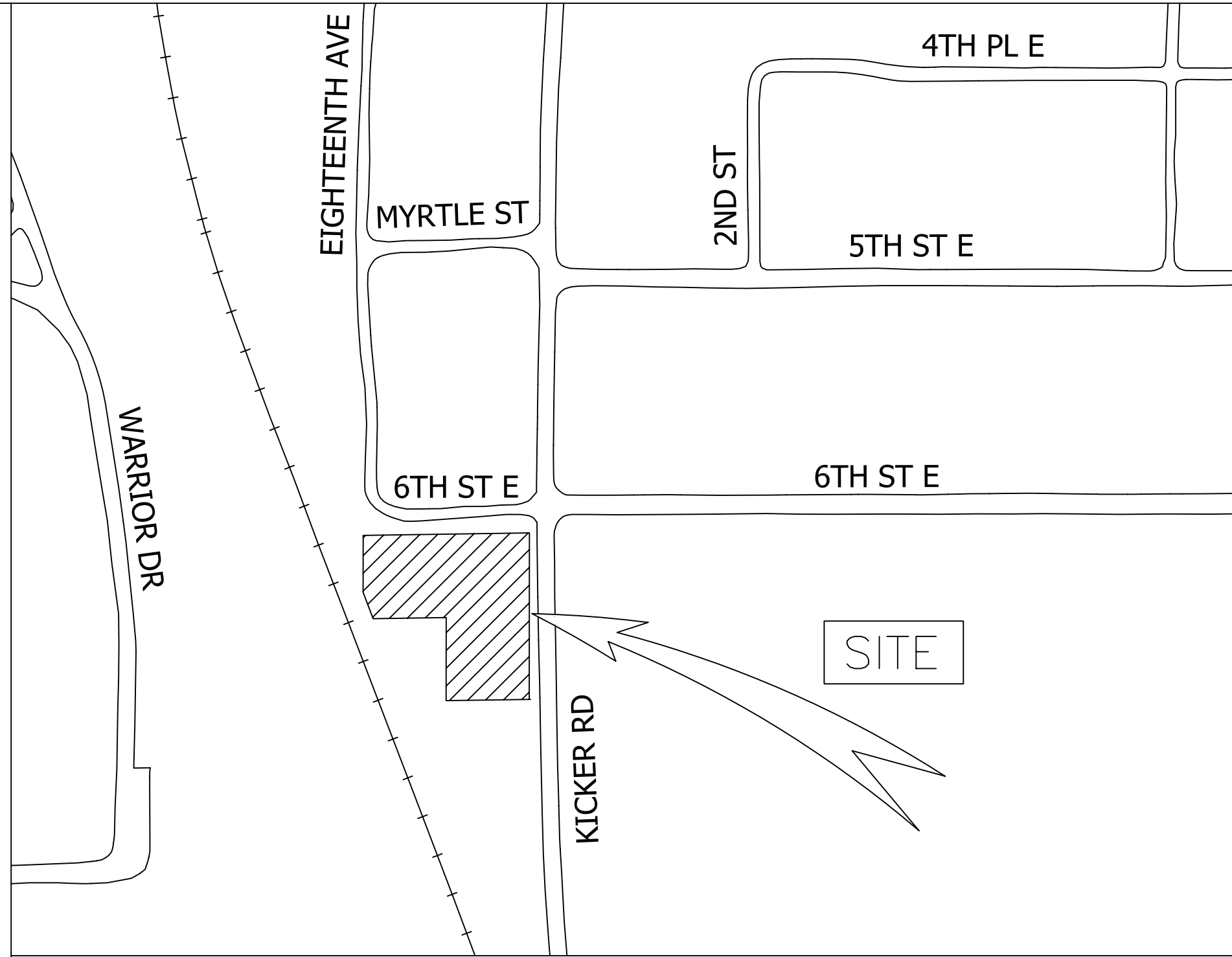
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COGO File	2108-007.txt	Approved By JMH
		Surveyed by JN







VICINITY MAP - NOT TO SCALE

PLANNING COMMISSION STAFF REPORT  
October 18, 2021

**Z-19-21**

**GENERAL INFORMATION**

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

Herndon, Hicks & Associates

**Requested Action and Purpose**

Rezone from RD-1 to RA-2; Townhomes

**Location and Existing Zoning**

600 Kicker Road. Currently zoned RD-1

**Size and Existing Land Use**

.57 acres; vacant

**Surrounding Land Use and Zoning**

North – Single-family residential & vacant, Zoned R-4

East – City recreational complex, Zoned RD-1

South – Vacant, Zoned RD-1

West – Railroad, Zoned MG

**Applicable Regulations**

*MX Mixed Residential Districts:* The purposes of the Mixed Residential Districts are the same as for chapter 24 generally, with the additional factor that these districts are initially intended to aid in the city's recovery from the devastating storms of April 2011. As provided in more detail below, this article implements all land use and zoning powers enabled by state law by prescribing the physical form of buildings and other elements and addressing the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

*See end of report for table of permitted uses in the RA-2 zone.*

**Transportation**

Kicker Road, a minor arterial

**Physical Characteristics**

.57 acres; vacant



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**SUBJECT PROPERTY**

**ANALYSIS**

The applicant is proposing to rezone the property in order to accommodate a Townhouse development featuring eight (8) units. Currently, the property sits vacant.

In **Framework**, this property is identified in the Future Land Use and Character Map as Traditional Neighborhood Edge (TN2) (p. 34). TN2 areas “are primarily single family housing on average size lots developed in a connected street network,” (p. 34). It further states, “These neighborhoods may include areas of small-lot, attached or multifamily dwellings that have a single family scale,” (p. 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 TN2, 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: 10-30 feet, generally consistent within a block
- Streets: blocks are small and walkable. Streets form an irregular 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

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):

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*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
  - 9.4: Redefine the community gateways through public and private improvements

Objective 9.4 states, “the appearance of the streetscape and adjacent development along major thoroughfares reflect the community’s character, values, and standards and can shape the experience of both residents and visitors. The city should redefine gateways at major corridors like University Boulevard... Gateways can also be created through private development that incorporates high quality architecture” (p.71).

Though this property is not directly adjacent to University Boulevard, it is approximately .25 miles from the right-of-way of the major corridor.

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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**RA-2 Permitted Use Table (Sec. 24-358):**

	RM-4	RM-3	RA-2 RA-1	RD-2 RD-1	Use Standard
<b>Residential</b>					
Single-family detached living	—	—	P	P	
Single-family attached living	P	P	P	—	
Multifamily living	P	P		—	
Nursing home, personal care home	SE	SE	—	—	
Home occupation	SE	SE	SE	SE	
Incidental, customary remunerative activity	P	P	P	P	
Night care facility (up to 6 persons)	SE	SE	SE	SE	
<b>Public/Institutional</b>					
College, university	—	—	—	—	
Communication tower	—	—	—	—	
Fraternal club, lodge	—	—	—	—	
Outdoor recreation, private nonprofit	—	—	—	—	
Public building, government office	P	P	P	P	
Public park	P	P	P	P	
Public utilities, minor	P	P	P	P	
Place of worship	P	P	P	P	
School, public or private	P	P	P	P	



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Key: P = Permitted by right

— = Not permitted

L = Permitted subject to use standards in section 24-303

S = Special exception required