



TUSCALOOSA
PLANNING COMMISSION

REZONING PETITION

Please complete all of the following required fields:

Name: _____	Applicant 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 SUBMITTAL 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

Please review the following information prior to application submission:

2021 Meeting Dates & Deadlines:

THE THIRD MONDAY OF EACH MONTH
AT 5:00 P.M.
IN THE CITY COUNCIL CHAMBER
(SECOND FLOOR OF CITY HALL)

UNLESS OTHERWISE ADVERTISED

Fee Schedule:

0 – 5 acres	\$300.00
5.1 – 10 acres	\$400.00
10.1 – 40 acres	\$500.00
More than 40 acres	\$600.00

REQUIRED Application Materials:

The Planning Division requires for all zoning applications that the legal description be submitted by email or on a CD or thumb drive as a word document to the planning division. The applicant is solely responsible for the accuracy of the description submitted. The Planning Division will not independently verify the accuracy of the description. The City of Tuscaloosa is not liable for any costs, inconvenience or other damages from errors in the submitted legal description.

All requests must be accompanied by a drawn to scale site plan showing present and proposed lot lines, buildings, and/or parking dimensions. An accurate legal description must be included with the petition.

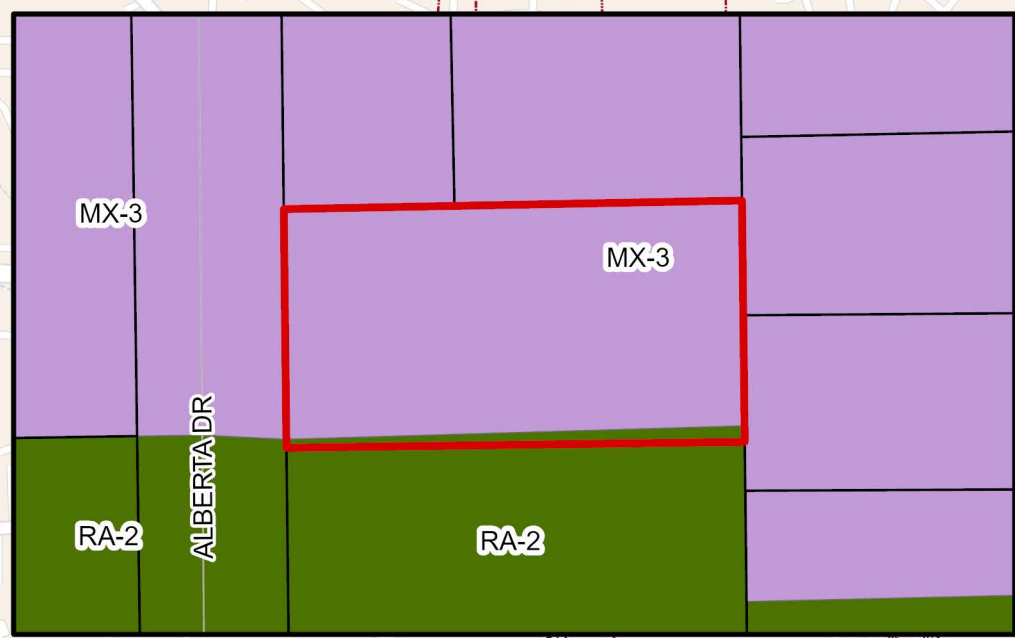
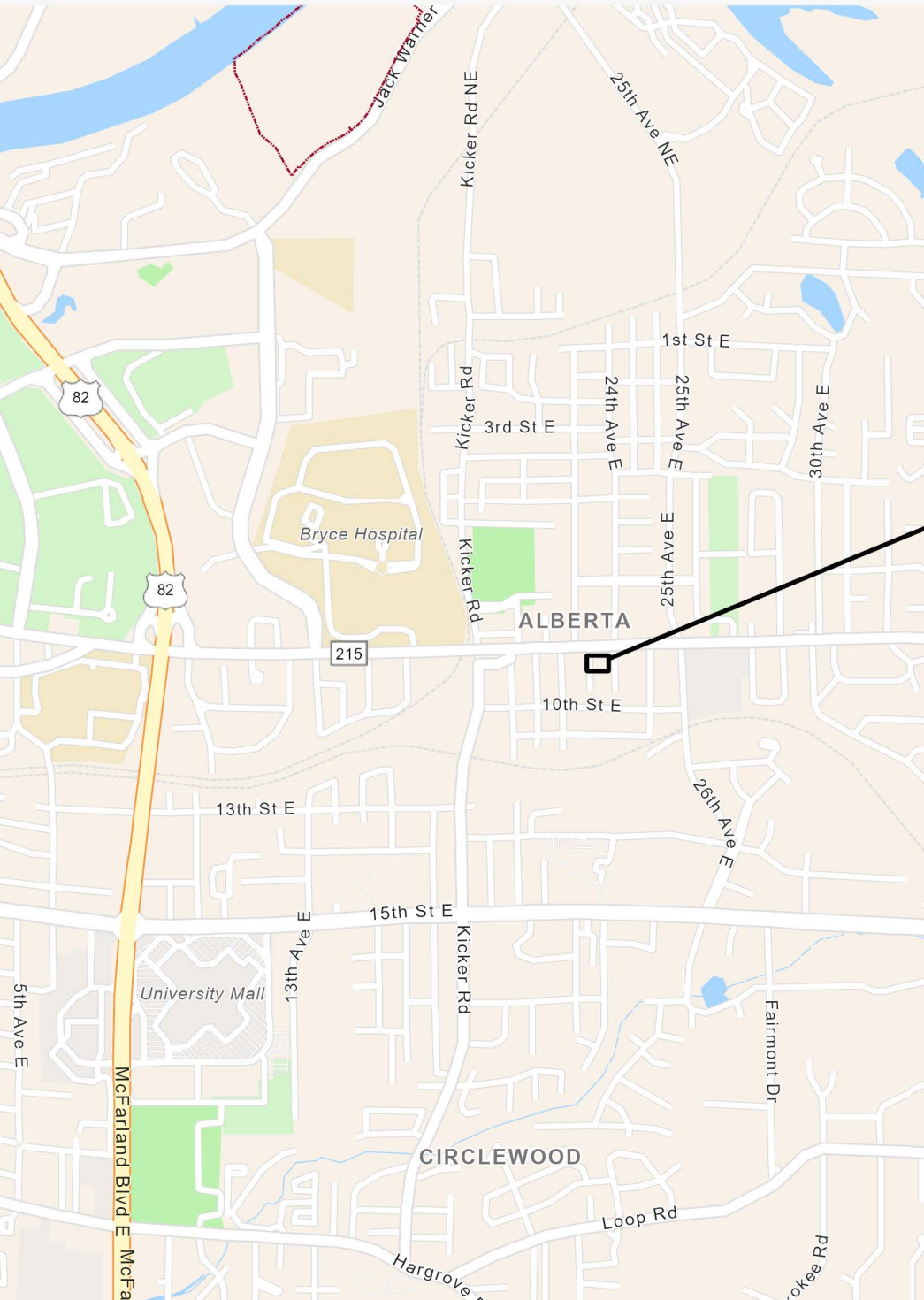
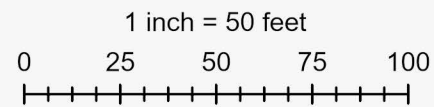
Any request which will not be represented by the property owner at the public hearing must be accompanied by a designation of agent form.

After any notification has been sent to surrounding property owners, a petitioner or developer may only request to have the petition postponed by appearing at the hearing in person to request a continuance.

All legal advertisement costs must be paid prior to final consideration by the city council

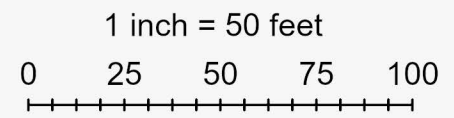


909 Alberta Drive





909 Alberta Drive

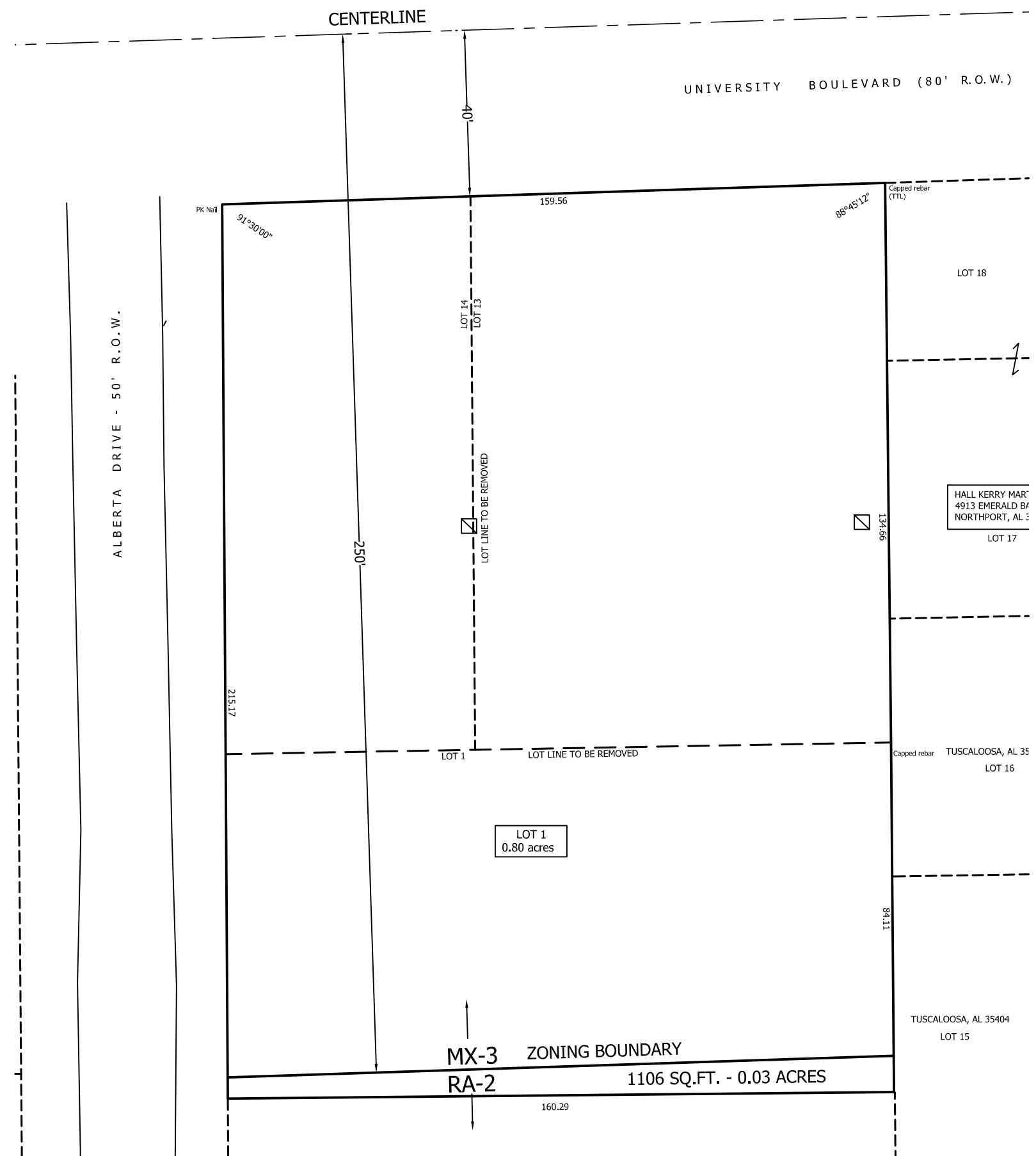


N



ALBERTA DR

24TH AVE B



PLANNING COMMISSION STAFF REPORT

October 18, 2021

Z-21-21

GENERAL INFORMATION

Property Owner () Petitioner (x)

Mike Hicks

Requested Action and Purpose

Rezone from RA-2 to MX-3

Location and Existing Zoning

909 Alberta Drive, Zoned RA-2

Size and Existing Land Use

0.03 acres total; vacant land

Surrounding Land Use and Zoning

North – Vacant land, Zoned MX-3

East – Commercial, Zoned MX-3

South – Vacant land, Zoned RA-2

West – Vacant land, Zoned MX-3

Applicable Regulations

Sec. 24-282. – Base districts established.

3. *Mixed Use Low (MX-3)*. The MX-3 district is intended to accommodate a mix of compatible uses in a variety of building types in a pedestrian-friendly and walkable environment. Allowed building types include general buildings, civic buildings, and townhouses. Maximum height is three (3) stories.

See end of report for table of permitted uses in the MX-3 zone.

Transportation

University Boulevard East, a minor arterial street; and Alberta Drive, a local street.

Physical Characteristics

0.03 acres to be rezoned as part of a three lot subdivision. A small portion of the southern lot of the subdivision is zoned RA-2, while the rest of the property is zoned MX-3; vacant land surrounded by vacant land on the north, west, and south, and a commercial building to the east.

PLANNING COMMISSION STAFF REPORT
October 18, 2021



SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Multi-Family residential (RH) (p. 32).

RH areas include “Predominantly multi-family apartment and attached residential development in various forms. These areas should offer a range of attractive living options for a diverse population at a smaller scale than multi-family residential found in University Residential areas.” (p. 32).

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 RH, building blocks include (p. 32):

- Height range: 2-4 stories (generally up to 60 feet).
- Building form: Variety of multi-family housing types including apartment buildings, townhomes, etc.
- Building setback: 10-30 feet (may vary by surrounding context).
- Streets: A higher degree of street connectivity with short walkable blocks.
- Transportation: Automobile; sidewalks within development should connect to outside sidewalk and trail network.
- Parking: On-street and private off-street in shared parking lots or private driveways.
- Open Space: Smaller, private pocket parks serve residents with access to larger public parks via sidewalks and bike paths.

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

PLANNING COMMISSION STAFF REPORT

October 18, 2021

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 development 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 the gateways at major corridors like University Boulevard, Buttermilk Road, and Skyland Boulevard...through private development that incorporates high quality architecture” (p. 71).

The intent of the RH area is as follows:

- Support higher quality building design in terms of architecture, materials, and site features like lighting and landscaping.
- Distinguish between multi-family development types and density through distinct districts in the zoning code. More intense multi-family development should be located near commercial centers or major corridors.
- Measure residential density in terms of bedrooms per acre and a possible density cap.
- Provide vehicular and pedestrian connectivity between developments.
- Encourage residential building designs that could be adapted or used to serve a non-student market.
- Improve streetscape features such as consistent sidewalks, lighting and street trees.

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.

PLANNING COMMISSION STAFF REPORT
October 18, 2021

Sec. 24-304. – MX-3 Permitted uses.

The use chart identifies the uses allowed by right, the uses requiring a specific use permit, the uses allowed conditionally, and uses that are not allowed.

	MX-3
Residential	
Single-family detached	--
Single-family attached	--
Townhouse	P
Multifamily apartment	--
Group home	P
Nursing home, personal care home	P
Home occupation	P
Night care facility (up to 6 persons)	P
Public/Institutional	
College, university	P
Communication tower	L
Fraternal club, lodge	P
Outdoor recreation, private nonprofit	P
Public building, government office	P
Public park	P
Public utilities, minor	P
Places of worship	P
School, public or private	P
Lodging	
Bed and breakfast	P
Hotel, motel, extended stay	P
Restricted uses	
Check cashing	L
Pawn shop	L
Payday loan	L
Sexually oriented adult use	L
Tattoo/body piercing parlor	L

PLANNING COMMISSION STAFF REPORT
October 18, 2021

Title loan	L
Tobacco shop, vape shop	L
Vehicle repair, minor	L
Retail Sales, Service, Entertainment	
Animal hospital, veterinary	P
Bar/tavern	C
Café, coffee house, juice bar	P
Cinema, theater	P
Day care center	P
Event space, banquet/reception hall	P
Financial or lending institution	P
Funeral home	P
Gastropub	C
Hospital	P
Laundry, dry cleaning	P
Live entertainment	P
Mobile Food Vending Unit (MFVU), food truck	S
Package liquor store	P
Personal service	P
Recreation facility, indoor	P
Restaurant	P
Restaurant with attached bar	P
Restaurant, bistro	P
Restaurant, drive-through/drive-up/walk-up	P
Retail sales or service	P
Wine bar	P
General Business	
Artisanal (welding, glass-blowing)	P
Brewpub	P
Business, vocational school	P
Self-storage, indoor	P
Medical or dental clinic, office	P

PLANNING COMMISSION STAFF REPORT
October 18, 2021

Newspaper printing, publishing	P
Office, professional or real estate	P
Radio, television broadcasting	P
Service or repair	P
Wind energy systems, roof-mounted	P
Wholesale trade	P
Vehicle Accommodations	
Commercial parking garage, parking structure	P
Car wash	P
Fuel station	L
Passenger transportation terminal	P
Vehicle sales, leasing, rentals	—

Key:

P = Permitted by right

-- = Not permitted

L = Permitted subject to use standards in Sec. 24-303

S = Special exception required

C = Conditional use subject to review and approval by city council