



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.

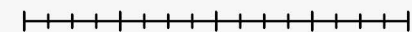
All legal advertisement costs must be paid prior to final consideration by the city council



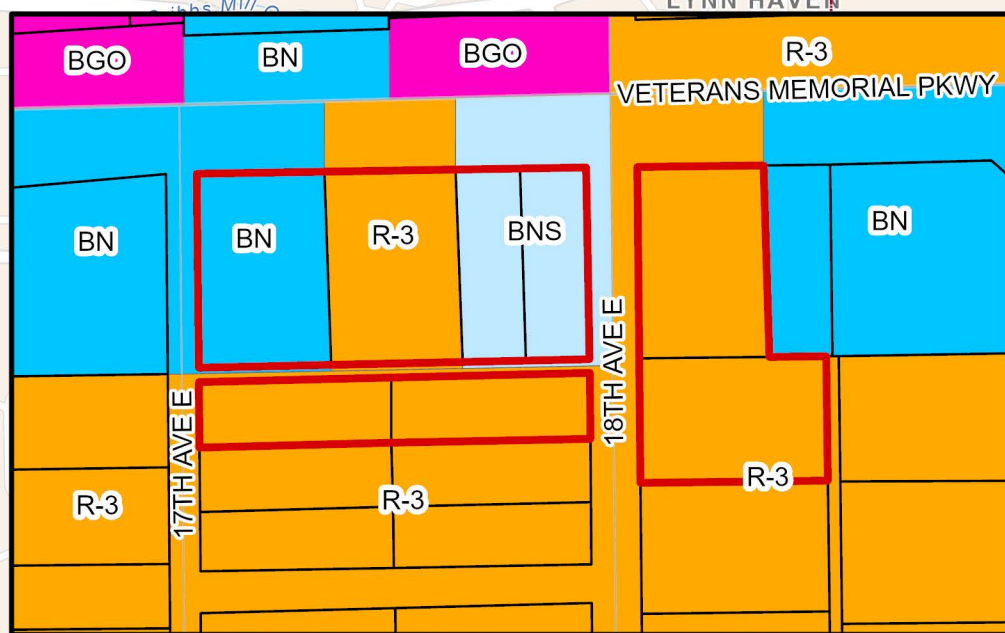
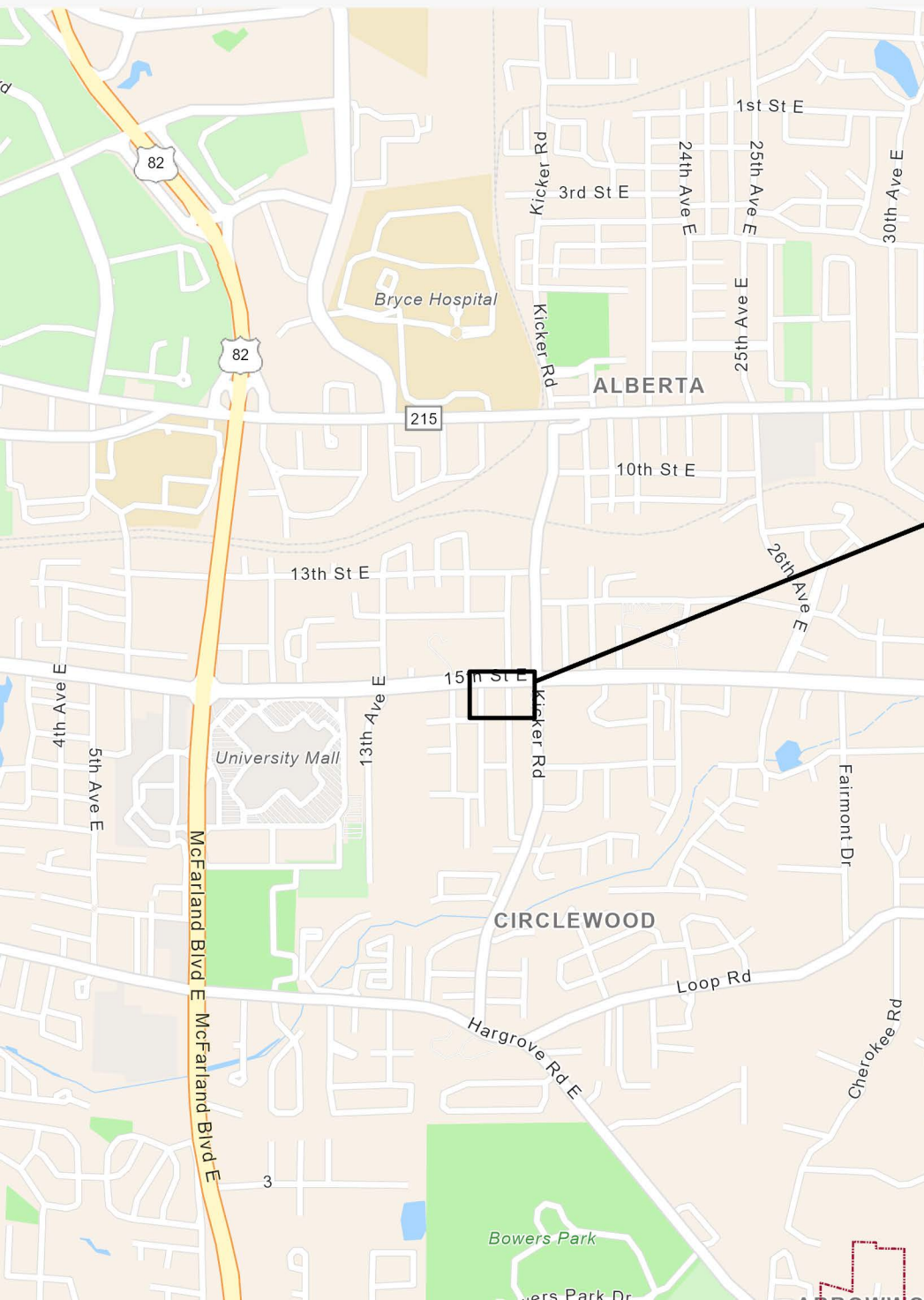
Tosyali

1 inch = 150 feet

0 75 150 225 300



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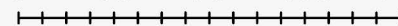




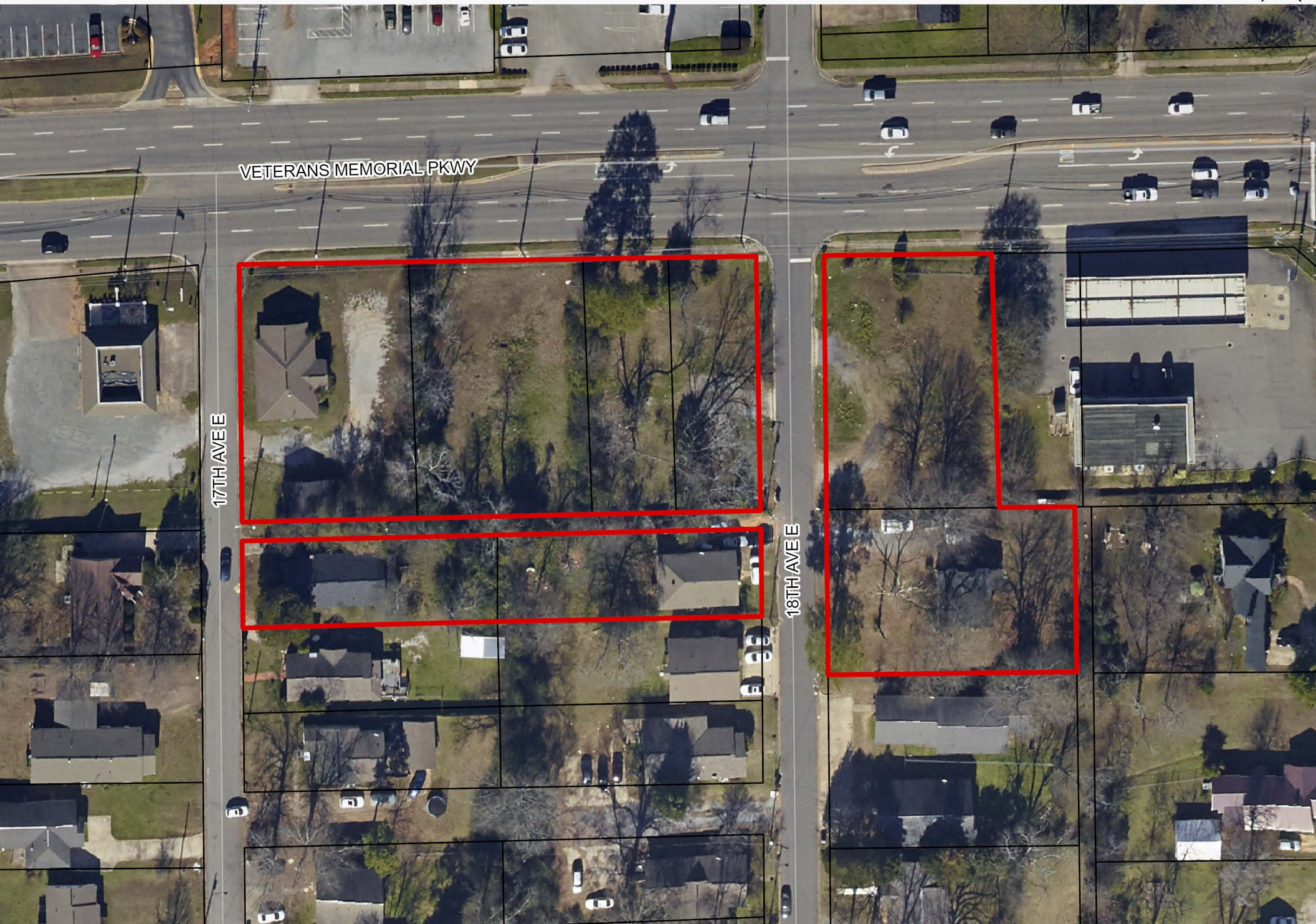
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1 inch = 70 feet

0 35 70 105 140



N



VETERANS MEMORIAL PKWY

17TH AVE

18TH AVE

LOT 2
HOME-TOWNE SUITES P.B. 2008 PG. 26
S C G L H TUSCALOOSA LP
980 HAMMOND DR NE
STE 1400
ATLANTA, GA 30328

LOT 7
KICKER P.B. 4 PG. 40
FABRIC CENTER OF TUSCALOOSA
48 TAMARACK RD
COLUMBUS, MS 39705

LOT 1
DR PERAMSETTY P.B. 2011 PG. 115
SARONI REAL ESTATE LLC
1718 VETERANS MEMORIAL PKWY
STE A
TUSCALOOSA, AL 35404

LOT 6
KICKER P.B. 4 PG. 40
SARONI REAL ESTATE LLC
1718 VETERANS MEMORIAL PKWY
STE A
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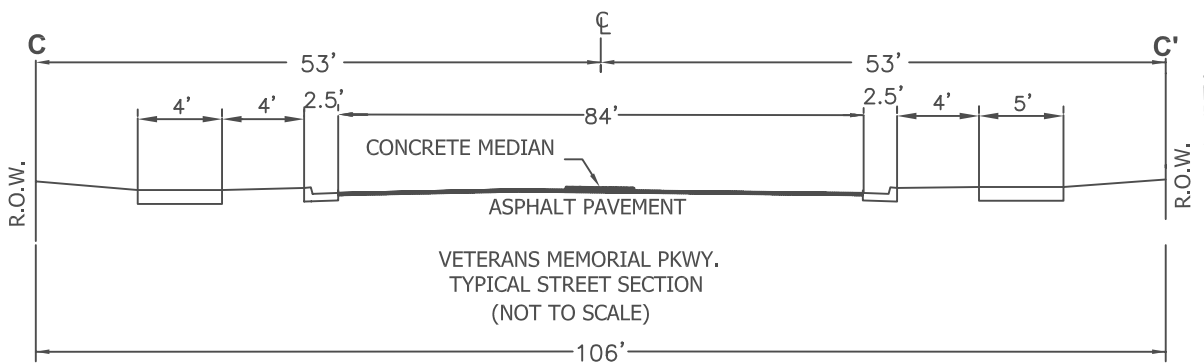
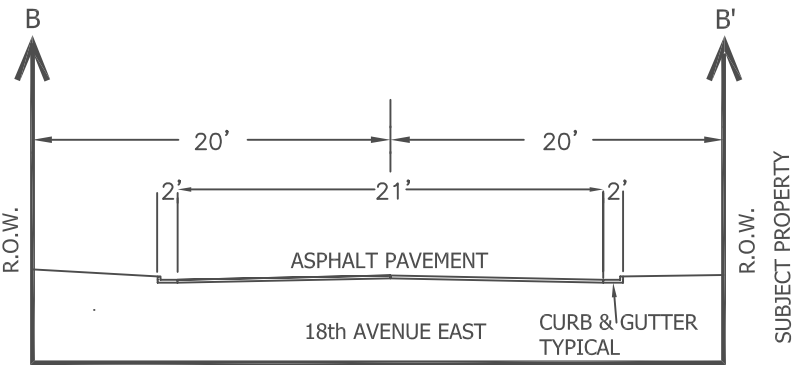
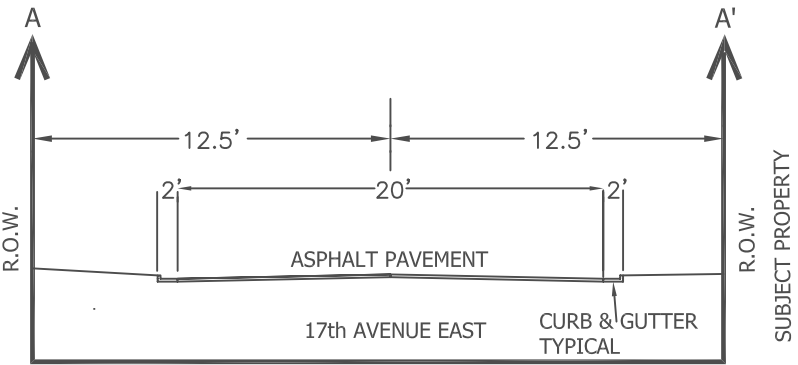
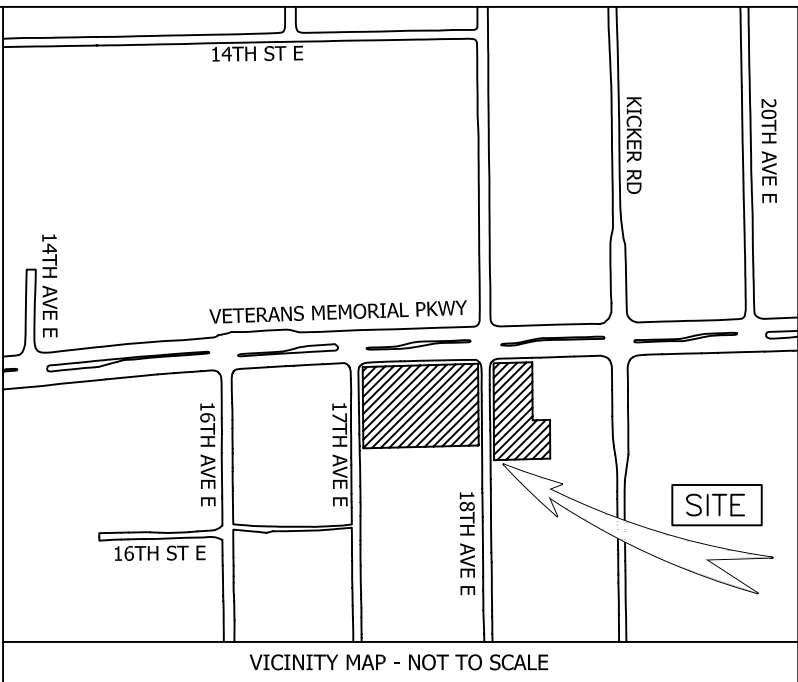
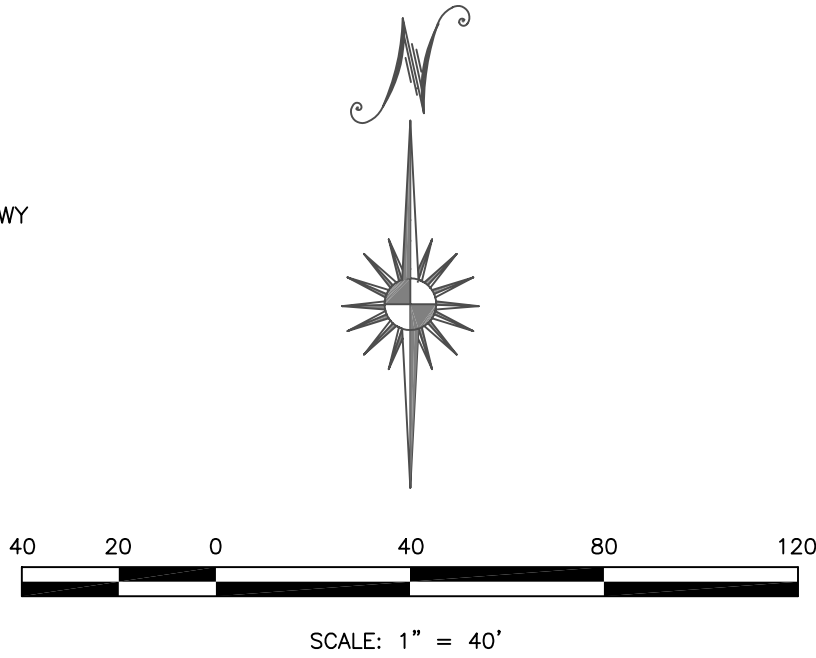
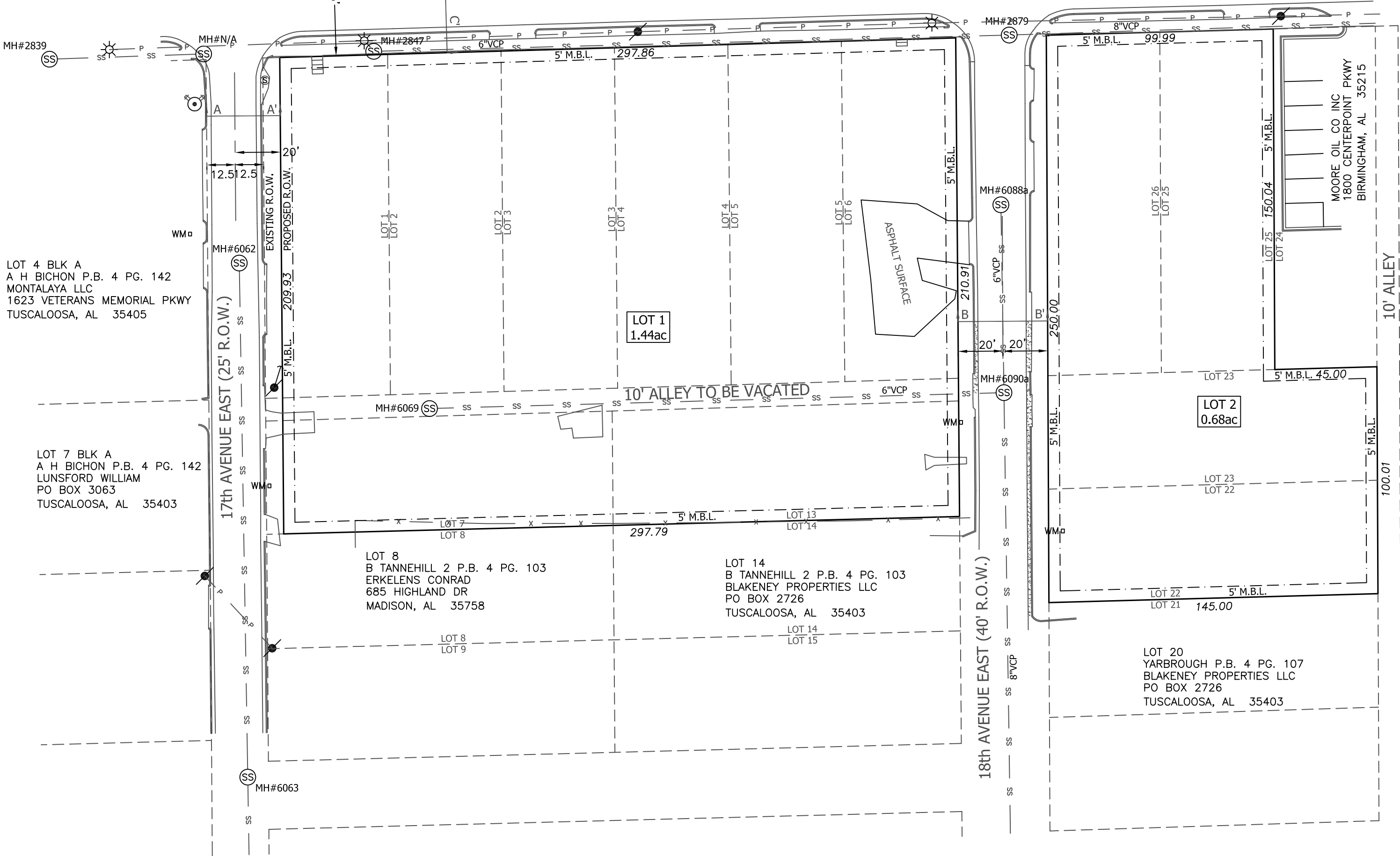
LOT 4 BLK A
A H BICHON P.B. 4 PG. 142
MONTALAYA LLC
1623 VETERANS MEMORIAL PKWY
TUSCALOOSA, AL 35405

LOT 7 BLK A
A H BICHON P.B. 4 PG. 142
LUNSFORD WILLIAM
PO BOX 3063
TUSCALOOSA, AL 35403

LOT 8
B TANNEHILL 2 P.B. 4 PG. 103
ERKELENS CONRAD
685 HIGHLAND DR
MADISON, AL 35758

LOT 14
B TANNEHILL 2 P.B. 4 PG. 103
BLAKENEY PROPERTIES LLC
PO BOX 2726
TUSCALOOSA, AL 35403

LOT 20
YARBROUGH P.B. 4 PG. 107
BLAKENEY PROPERTIES LLC
PO BOX 2726
TUSCALOOSA, AL 35403



- NOTES:
1. ACRES UNDER CONTROL OF DEVELOPER: 2.12 ACRES +/-
 2. ACRES DEVELOPED: 2.12 ACRES +/-
 3. CURRENT OWNERS OF SUBJECT PROPERTY: TOSYALI PROPERTIES LTD
1023 15TH ST
TUSCALOOSA, AL 35401
 4. ACCORDING TO FEMA FLOOD MAP 01125C0509G SUBJECT PROPERTY LIES WITHIN "ZONE X".
 5. CONTOURS TAKEN FROM CITY TOPO
 6. SOURCE: D.B. 2017 PG. 21509/ D.B. 2011 PG. 14871/D.B. 2021 PG. 18030
D.B. 2021 PG. 22245/ D.B. 2011 PG. 7948/D.B. 2021 PG. 21085
 7. PROPERTY ZONED: BN, BNS & R-3

LEGEND

- | | |
|--------|---------------------------|
| R.O.W. | RIGHT-OF-WAY |
| | LAMP POLE |
| | STORM DRAIN MANHOLE |
| | SANITARY MANHOLE |
| | FIRE HYDRANT |
| | CHAIN LINK FENCE LINE |
| | SANITARY SEWER |
| | UTILITY POLE W/O GUY WIRE |
| | UTILITY POLE W/ GUY WIRE |
| | WATER METER |

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

TOSYALI SUBDIVISION

BEING A RESURVEY OF LOTS 1-7 & 13 OF B TANNEHILL SUBDIVISION NO.2 - P.B. 4 PG. 03 &

LOTS 22-23 & 25-26 OF YARBROUGH SUBDIVISION NO.2 - P.B. 4 PG. 107

TUSCALOOSA COUNTY, ALABAMA

Source	SEE NOTES	Job No.	21008-045
Field Work	9/13/21	Date	9/15/21
Survey Type	SUBDIVISION	Scale	1"=40'
ACAD File	2108-045 PSD.dwg	Drawn By	JCP
COGO File	2108-045.txt	Approved By	DRH
		Surveyed by	KN

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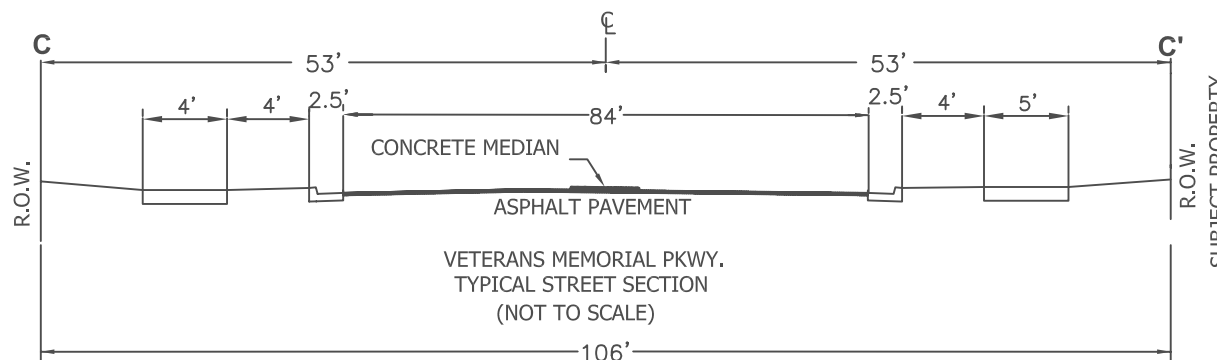
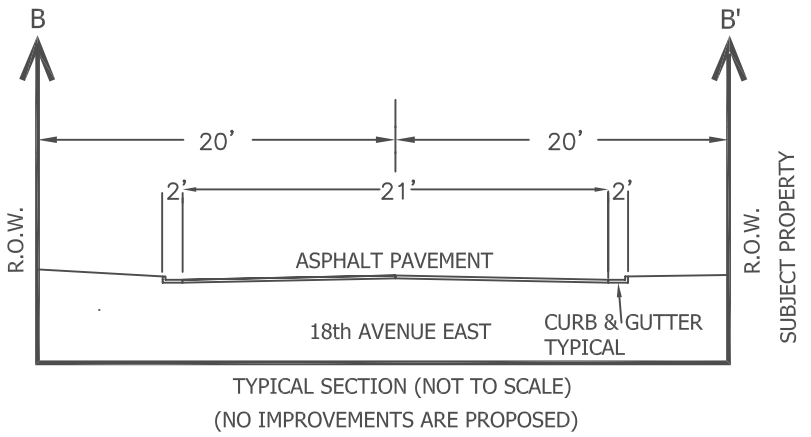
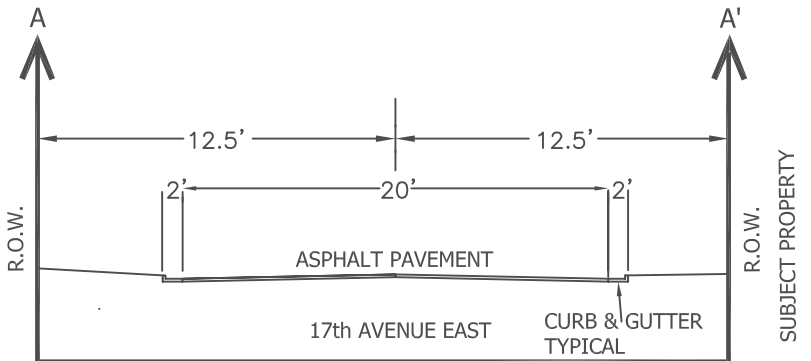
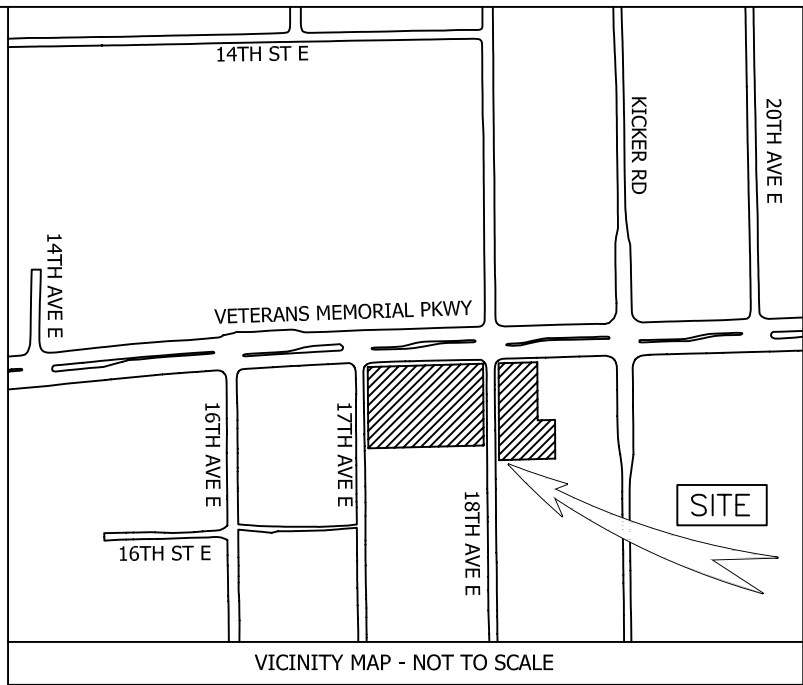
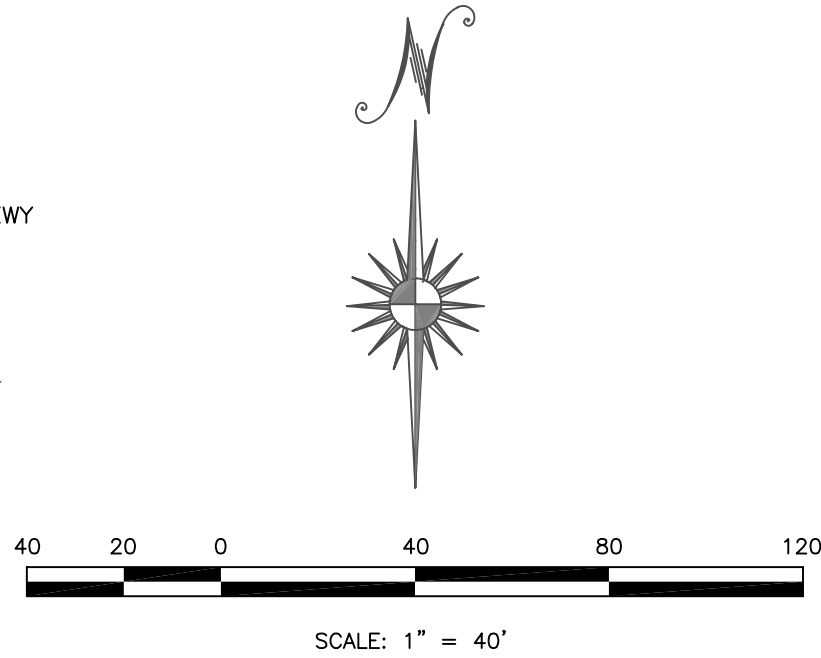
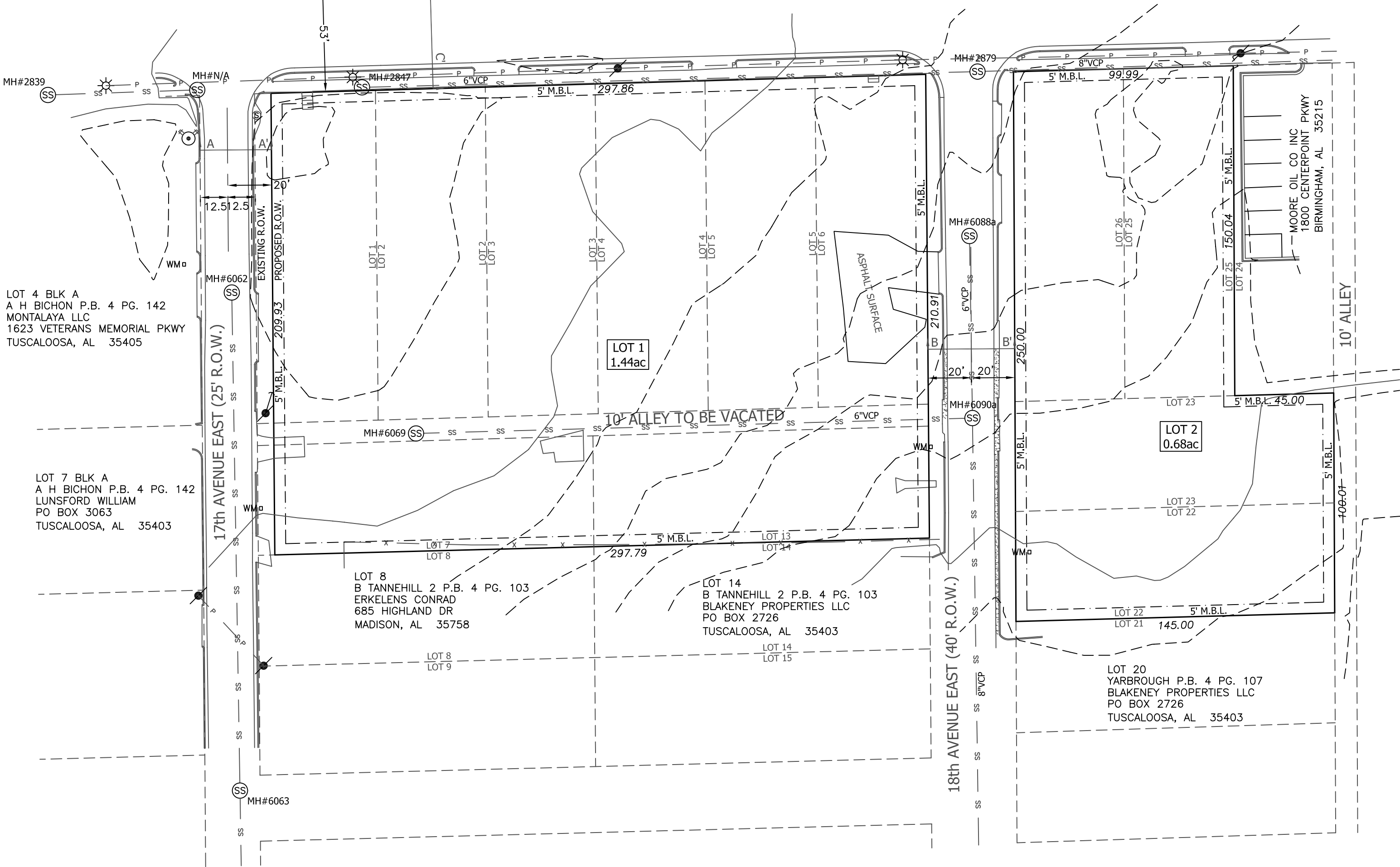
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PLANNING COMMISSION STAFF REPORT

October 18, 2021

Z-22-21

GENERAL INFORMATION

Property Owner () Petitioner (x)

Mike Hicks

Requested Action and Purpose

Rezone from R-3 and BNS to BN

Location and Existing Zoning

Approximately 1.37 acres located at 1711 Veterans Memorial Parkway, 1801-1803 Veterans Memorial Parkway, 1507 17th Avenue East, 1512 18th Avenue East, and 1515 18th Avenue East, Zoned R-3

Approximately 0.34 acres located at 1723 Veterans Memorial Parkway, Zoned BNS

Size and Existing Land Use

1.17 acres total; vacant land

Surrounding Land Use and Zoning

North – Commercial, Zoned BGO; Commercial, Zoned BN; Single-family residential, Zoned R-3

East – Commercial, Zoned BN; Single-family residential, Zoned R-3

South – Single-family residential, Zoned R-3

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

Applicable Regulations

BN Neighborhood Commercial Districts: This district is created to provide minimum standards for the development and use of retail and service establishments concentrated at convenient locations throughout the city and intended primarily to serve local residents. While the Zoning Map of Tuscaloosa recognizes the existence of extensive strips of land devoted to such uses along major streets, it is intended to encourage the clustering of such uses into properly designed shopping centers in future development.

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

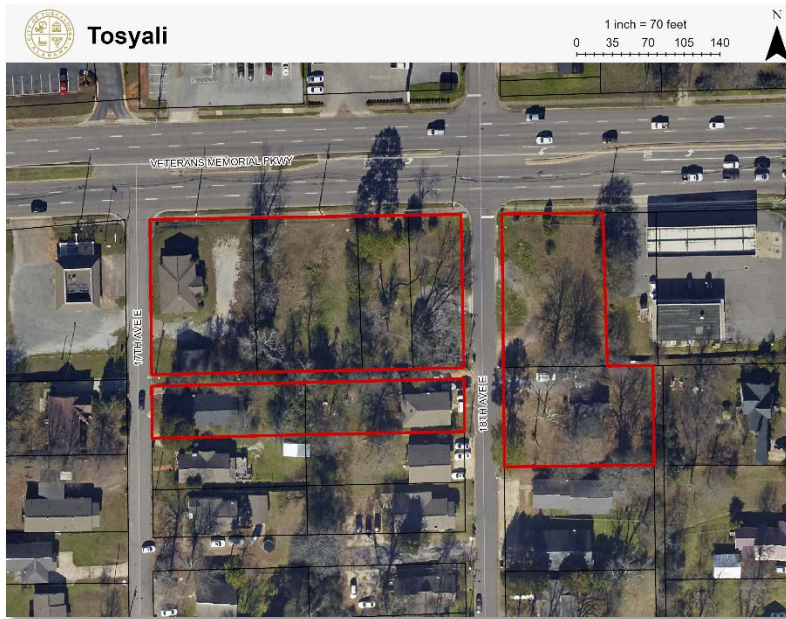
Transportation

Veterans Memorial Parkway, a principal arterial street; 17th Avenue East, a local street; 18th Avenue East, a local street.

Physical Characteristics

1.17 acres of total land to be subdivided into two lots and rezoned to BN. 17th Avenue East borders the east side of one of the lots, and 18th Avenue East divides the two lots. An alley is proposed to be vacated between 17th Avenue East and 18th Avenue east. The land is currently vacant, with commercial properties to the west and east, and single-family residences to the south.

PLANNING COMMISSION STAFF REPORT
October 18, 2021



SUBJECT PROPERTY

ANALYSIS

In **Framework**, The property adjacent to Veterans Memorial Parkway is identified in the Future Land Use and Character Map as Corridor Commercial (CC) (p. 29).

CC areas include “Commercial development which includes a wide range of retail, offices, and services in a generally car oriented pattern. This type of development tends to serve the larger community, is typically located along major corridors or intersections, and may include regional destinations, such as shopping malls and car dealerships. (p. 29).

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 CC, building blocks include (p. 29):

- Height range: 1-5 stories (generally up to 60 feet)
- Building form: Predominantly single story, but commercial buildings may have 2-story appearance. Includes large footprint buildings and both attached and freestanding structures.
- Building setback: Varies.
- Streets: Blocks are long and have fewer street connections than in the mixed use districts.
- Transportation: Primarily automobile, but site design should consider transportation alternatives.
- Parking: Surface lots
- Open Space: Passive preserved land and landscaped setback areas, generally private.

The southern portion of the property is identified in the Future Land Use Character Map as Traditional Neighborhood Edge (TN2) (p. 34).

PLANNING COMMISSION STAFF REPORT

October 18, 2021

TN2 areas include “Residential areas encompassing many of Tuscaloosa's mid-20th century neighborhoods and modern developments that are primarily single family housing on average size lots developed in a connected street network. Compared to core areas, these neighborhoods have a more uniform housing pattern with larger average lots and longer blocks, that are more car-oriented. These neighborhoods may include areas of small-lot, attached or multifamily dwellings that have a single family scale. They also may feature parks and schools within the neighborhood and may be connected to commercial areas. (p. 34).

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):

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 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

BN Permitted Uses (Sec. 24-52):

Permitted Uses (24-52)	BN
Accessory use on the same lot with and customarily incidental to any of the below uses permitted in the district concerned	X
Antique shops	X
Apartment	(P)
Appliance repair store, watch or camera repair store and the like	X
Automobile repair shop	
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	
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	X
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	X
Confectionery or bake shop	X
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	
Editorial offices of newspaper or other publisher, not including a printing plant employing a web-fed press	X
Financial institution, including bank, savings and loan company, credit union, finance company, or mortgage company *	X
Food catering	X
Governmental and quasi-governmental offices	X
Grocery or drug store	X
Group home for mentally retarded/mentally ill	
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	X
Marina and related facilities	
Mobile home sales agency	
Motel	(P)

PLANNING COMMISSION STAFF REPORT

October 18, 2021

Off-site sign	X
On-site sign, subject to regulations set forth in article X	X
Other dwelling, not including a mobile home	(P)
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	X
Photographic studio	X
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	X
School of dance, drama, or music	X
Service establishments needed to support the above uses, such as messenger service, answering service, telegraph office, blueprinting and reproducing establishment, and the like	X
Telephone exchange or other switching equipment entirely enclosed within a building	X
Tire recapping plant	
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	
Unified shopping center, incorporating any of the above uses permitted in the district concerned	X
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	X
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	X

Limited Permitted Uses	BN
Bar/tavern	(B)(C)
Event space, banquet/reception hall	(C)
Gastropub	(C)
Live entertainment	(C)

Footnotes:

- 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.
- 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.
- Permitted provided that the standards of Section 10.8-13, Noise in residential districts are adhered to.

PLANNING COMMISSION STAFF REPORT

October 18, 2021

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.

BN Special Exception Uses (Sec. 24-53):

Off-site sign	X
On-site sign, subject to regulations set forth in article X	X
Other dwelling, not including a mobile home	(P)
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	X
Photographic studio	X
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	X
School of dance, drama, or music	X
Service establishments needed to support the above uses, such as messenger service, answering service, telegraph office, blueprinting and reproducing establishment, and the like	X
Telephone exchange or other switching equipment entirely enclosed within a building	X
Tire recapping plant	
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	
Unified shopping center, incorporating any of the above uses permitted in the district concerned	X
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	X
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.	X
total	