



TUSCALOOSA
PLANNING COMMISSION

REZONING PETITION

Please complete all of the following required fields:

Applicant
Name: AlabamaOne Credit Union Email: ryanstallings@alabamaone.org Phone: 2052399812
Address: 1215 Veterans Memorial PKWY City/State: Tuscaloosa / AL ZIP Code: 35404

Property Owner (If different from applicant)
Name: _____ Email: _____ Phone: _____
Address: _____ City/State: _____ / _____ ZIP Code: _____

Property
Address: 4430 Rice Mine Road NE City/State: Tuscaloosa / AL ZIP Code: 35406
Subdivision: _____ Parcel ID: 21-09-31-4-004-003.002 Lot Number: _____
Existing buildings or structures: None Lot Size: _____

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

Current zoning: R1 Request zoning change to: BN
Reasons for requesting a zoning change: _____
The reason is to match adjacent Land Zoning of BN.

Proposed buildings or construction: None at this time

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: 2/15/20

**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 [SUBMIT FORM](#)

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



City of Tuscaloosa
2201 University Blvd.
Tuscaloosa, AL 35401

Phone: 205-248-5110
Fax: 205-349-0136

Paid Receipt

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DATE	INVOICE #
2/17/2022	22-00375
PAID DATE	2/17/2022

ACCOUNT :

ALABAMA ONE CREDIT UNION
2735 UNIVERSITY Blvd E
Tuscaloosa AL

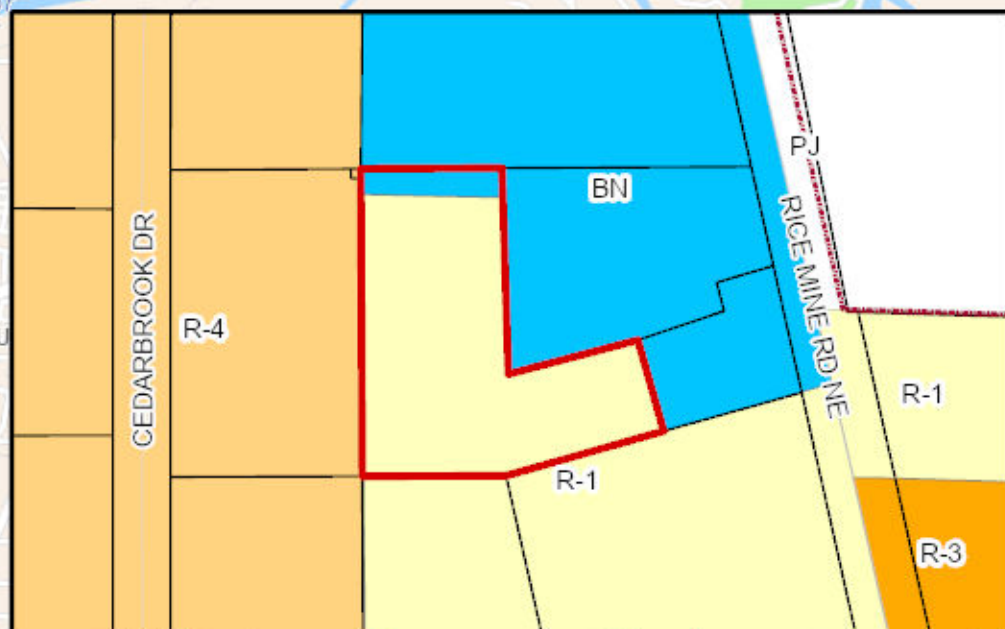
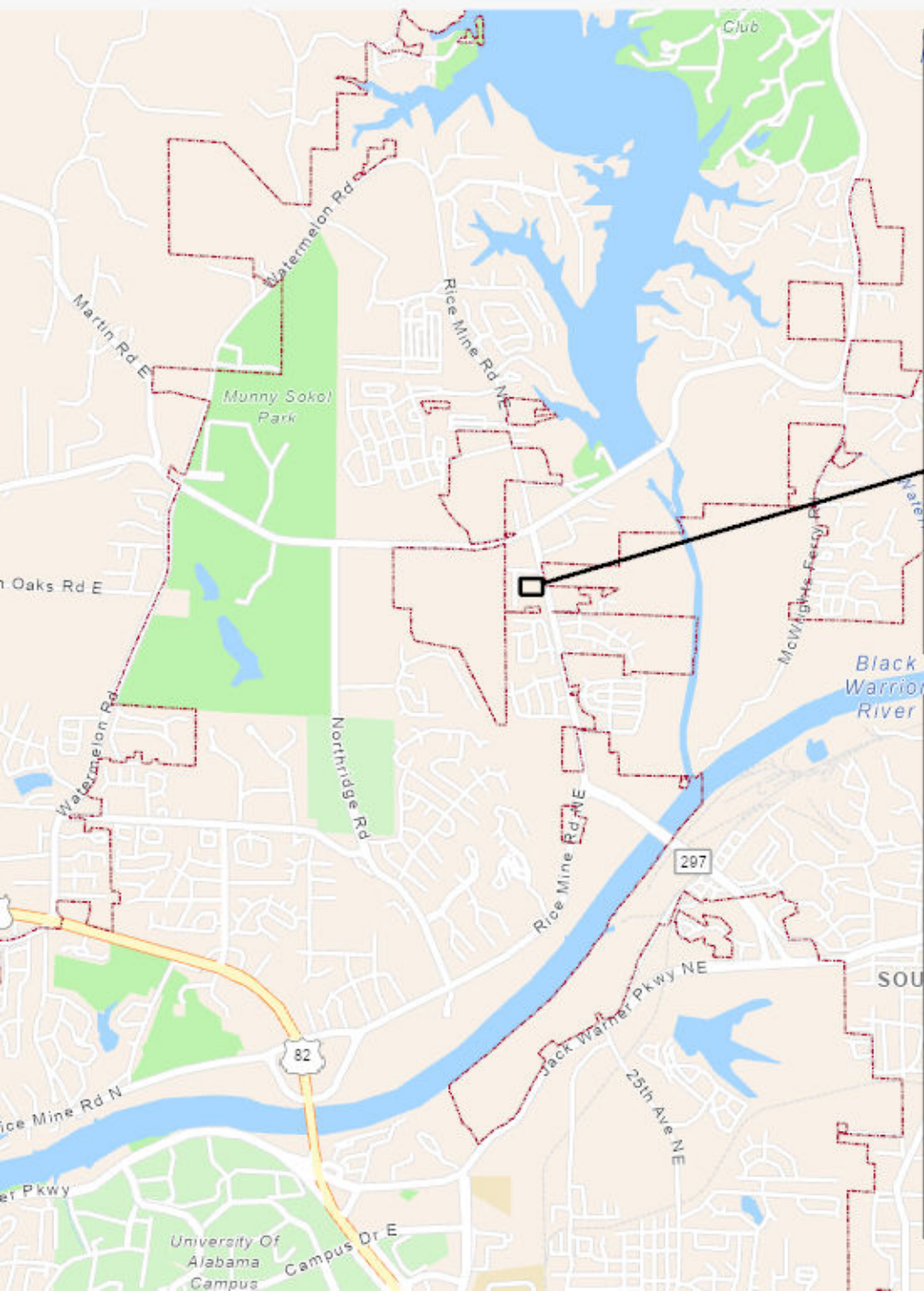
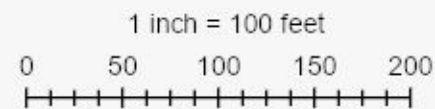
Phone:

Date	Status	Payment	Amount
2/17/2022	Original Due		300.00
2/17/2022	Paid	Check #692423 4430 RICE MINE ROAD	(-) 300.00

Total Paid	300.00
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4430 Rice Mine Road NE





4430 Rice Mine Road NE

1 inch = 100 feet
0 50 100 150 200



BGO
GERARD BROOK DR

BN

CEDARBR



BN

PJ

R-4

A yellow quadrilateral labeled R-1. It has a horizontal top edge, a horizontal bottom edge, a vertical right edge, and a slanted left edge. The top edge is slightly longer than the bottom edge.

R-1

RICE MINE

R-3

RICE MINE RD NE

BN

RICE NINE RD NE

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Z-04-22

GENERAL INFORMATION

Property Owner (x) Petitioner (x)

AlabamaOne Credit Union

Requested Action and Purpose

Rezone from R-1 to BN

Location and Existing Zoning

4430 Rice Mine Road Northeast, Zoned R-1

Size and Existing Land Use

1.47 acres total; Vacant

Surrounding Land Use and Zoning

North – Commercial, Zoned BN

East – Single-family detached residential, Zoned R-4 (PUD)

South – Vacant, Zoned R-1

West – Vacant, Zoned BN

Applicable Regulations

Sec. 24-51. – Statements of intent.

The Neighborhood Commercial 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 detail of permitted uses in the Institutional zone.

Transportation

Rice Mine Road Northeast, an arterial street

Physical Characteristics

1.47 acres to be rezoned. Alabama One Credit Union currently owns the three adjacent parcels to the north and east, which are zoned BN. The parcel has no street frontage.

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ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Limited Commercial (NC) (p. 30).

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 CS, building blocks include (p. 2&):

- 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.

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. 10):

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 8: North Tuscaloosa and the Lakes
 - 8.3: Promote high-quality Limited Commercial development in strategic areas.

Objective 8.3 states, “Currently in north Tuscaloosa, demand for Limited Commercial services is limited. However, as the area develops, there may be a growing need for neighborhood services and small-scale commercial development in multiple locations. The Future Land Use and Character Map identifies locations appropriate for future Limited commercial development. That development should not be expected until significant residential growth in the area creates a viable market. Commercial centers in these areas should be small-scale and primarily serve local needs (including restaurants, personal services, and retail) and utilize high quality architectural design. Opportunities for niche retail should be explored along Lake Tuscaloosa and near Lake Nicol or Harris Lake with the creation of a signature recreational amenity to serve residents and visitors (as described in the EXPERIENCING Chapter). (p. 67)

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.

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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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)

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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:

- 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

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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.