

**LEGAL NOTICE**  
**TUSCALOOSA PLANNING AND ZONING COMMISSION**  
**May 16, 2022**

The Tuscaloosa Planning and Zoning Commission will hold a public hearing in the Council Chamber of City Hall at 2201 University Boulevard at 5:00 p.m., on Monday, the 16th day of May 2022. Any person, so desiring, may participate in the Planning and Zoning Commission's meeting in-person or through video conferencing and mobile devices. **If persons are interested in participating in the hearing through video conferencing and mobile devices, please contact the Office of Urban Development's Planning Division by phone at (205) 248-5100 or online at [www.tuscaloosa.com/planningcommission](http://www.tuscaloosa.com/planningcommission) no later than 10:00 a.m. on May 16, 2022 for the Zoom link.**

**REZONINGS**

**Z-08-22:** Jason E. Spinks petitions to rezone approximately 23.52 acres located north of 9916 Highway 11 North from BH to R-4. (Council District 5) **CONTINUED FROM THE APRIL 2022 MEETING. WITHDRAWN BY PETITIONER**

**Z-10-22:** Ellen Potts, Habitat for Humanity of Tusc, Inc., petitions to rezone approximately 1.32 acres located at 2851 Dinah Washington Avenue from RMF-1 to R-3. (Council District 2)

**Z-11-22:** The City of Tuscaloosa petitions to rezone approximately 7.95 acres located at 315 Nicks Kids Avenue (Saban Center) from ML (7.17 acres) and BC (0.78 acres) to Institutional. (Council District 1)

**Z-12-22:** The City of Tuscaloosa petitions to rezone approximately 15.4 acres located at 2710 Jack Warner Parkway (Tuscaloosa Amphitheatre) from RD to Institutional. (Council District 1)

**Z-13-22:** The City of Tuscaloosa petitions to rezone approximately 1.59 acres located at 180 Greensboro Avenue (River District Park) from RD to Institutional. (Council District 1)

**PRELIMINARY SUBDIVISION PLATS**

**S-31-22: Resurvey of a Part of Lot 287 of McCalla Street Center Survey of 1891 (Original City Survey),** consisting of one commercial lot on approximately 0.25 acres located at 808 21st Avenue. (Council District 4)

**S-32-22: Ivory on 23<sup>rd</sup>, a Resurvey of Part of Lot 509 of the Original City Survey of Tuscaloosa,** consisting of ten townhouse lots and one open space lot on approximately 0.62 acres located at 2300 15th Street. (Council District 4)

**PS-33-22: Northbank Phase V, a Resurvey of Lot 3 and Lot 6 Northbank Phase IV,** a reconfiguration of three existing lots on approximately 16 acres located at and around 1491 Northbank Parkway. (Council District 3)

**S-34-22: Resurvey Lot 1 Nixon Plantation,** consisting of two lots on approximately 3.2 acres located at 1600 Plantation Road. (Not in City Limits)

**S-35-22: Tuscaloosa News, a Resurvey of Lot 53 River Margin Map,** consisting of one commercial lot on approximately 7.95 acres located at 315 Nicks Kids Avenue. (Council District 1)

**S-36-22: Resurvey of Lots 23-26 of Tierce Farms,** consisting of three residential lots on approximately 3.24 acres located at 15299 Four Winds Loop and 15256 West Winds Road. (Council District 3)

**S-37-22: Resurvey of Lot 4 Summer Ridge,** an amendment to the minimum build lines for the existing lot on approximately 1.0 acre located at 10222 Sexton Bend Road. (Not in City Limits)

**S-38-22: Resurvey of Lots 1 and 2, Block 3, Lots 6, 7, 10 and 11-B, Block 6, Green Acres Subdivision, and unplatted land**, consisting of six lots on approximately 33.0 acres located at 5826 Keenes Mill Road. (Not in City Limits)

**S-39-22: Hunter's Bluff**, consisting of five residential lots on approximately 60.6 acres located at and around 6320 Green Acres Drive. (Council District 5)

**S-40-22: Resurvey of Lot 2 Sullivan Property**, consisting of three lots on approximately 20.6 acres located north of 10700 and 10720 Sexton Bend Road. (Not in City Limits)

**S-41-22: Buffalo Ridge**, consisting of two lots on approximately 11.04 acres located at 17037 Buffalo Ridge Road. (Not in City Limits)

**S-42-22: Todd Family Investments Division, a Resurvey of Todd Subdivision, and unplatted land**, consisting of seven lots on approximately 43.1 acres located at and around 1431-1515 Maxwell Loop Road and 11771 Highway 69 South. (Not in City Limits)

**S-43-22: Parkway Gardens**, consisting of 47 residential lots and four open space lots on approximately 19.5 acres located south of 483-589 Camille Lane, and north of 9650-9722 Charolais Drive, between the proposed Havenridge and Tartan Cove subdivisions. (Not in City Limits)

**S-44-22: Evans Retreat**, consisting of two lots on approximately 2.8 acres located at 11289 Sunset Bay. (Not in City Limits)

**S-45-22: North River Bluff**, consisting of six lots on approximately 32.01 acres located east of 19182 John Swindle Road. (Not in City Limits)

**PS-46-22: Habitat West End, a Resurvey of Lots 2-9 of Block 16 and Lots 1-15 of Block 15 Kaulton Subdivision**: a reconfiguration of the existing 22 lots into 26 residential lots on approximately 5.69 acres located at and around 2851 Dinah Washington Avenue. (Council District 2)

## **OTHER BUSINESS**

The Tuscaloosa Planning and Zoning Commission will discuss amendments to the Zoning Ordinance regarding permitted zones for student-oriented developments. Included code sections:

- Section 24-5, Section 24-32, Section 24-52, Section 24-53, Section 24-220, Section 24-304, and Section 24-358

The Tuscaloosa Planning and Zoning Commission will adopt a minor amendment to the timeline for the Framework Code Update process.

**AN-02-22**: Annexing approximately 1.98 acres located at 15305 Marina Drive.

**DROD-02-22**: Alan and Amy Page petition to partially demolish and renovate the existing building located at 808 21<sup>st</sup> Avenue. (Zoned BC-DROD) (Council District 4)

**DROD-03-22**: Braybar, LLC petitions to construct ten townhomes on the property located at 2300 15<sup>th</sup> Street. (Zoned BN-DROD) (Council District 4)

**P-04-22 Northbank Phase V**: a commercial development consisting of a restaurant and wine market on approximately 2.5 acres on Lot 6R of Northbank, located at 1491 Northbank Parkway. (Council District 3)

**P-05-22 Habitat West End**: a single-family detached residential development consisting of 26 residential lots on approximately 5.69 acres located at 2851 Dinah Washington Avenue. (Council District 2)

All current case files can be found at [www.tuscaloosa.com/planningcommission](http://www.tuscaloosa.com/planningcommission) approximately one (1) week before the meeting. If special accommodations or auxiliary aids are needed for participation at the hearing by persons with disabilities, please contact the Planning Division of the Office of Urban Development at 248-5100 at least forty-eight hours in advance. **The deadline for submission of materials for the June 22, 2022 meeting of the Tuscaloosa Planning and Zoning Commission is 12:00 p.m. on May 20, 2022.**

Tuscaloosa Planning and Zoning Commission

Ashley Crites, AICP  
Secretary