



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, 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.

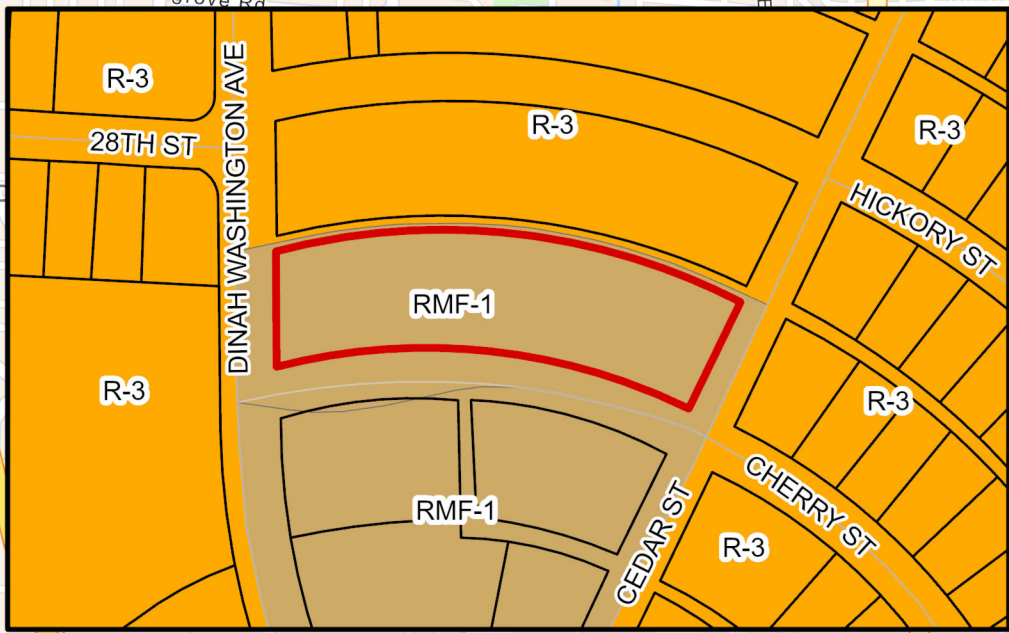
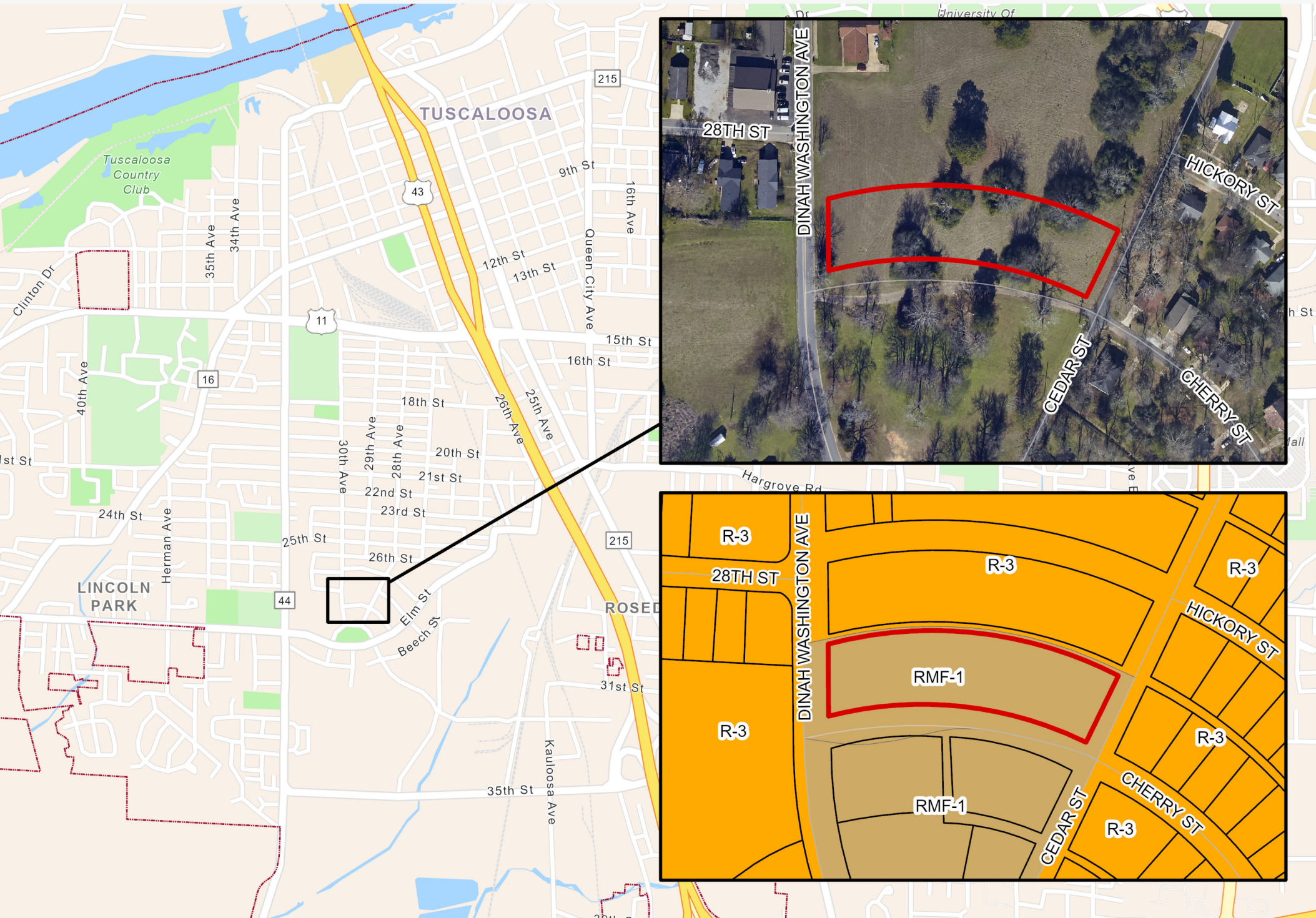
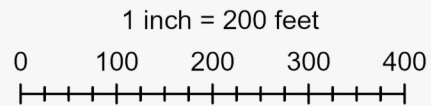
Any request which will not be represented by the property owner at the public hearing must be accompanied by a designation of agent form.

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

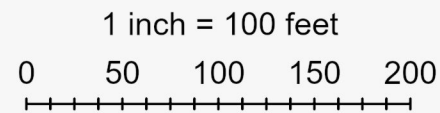


2851 Dinah Washington Ave





2851 Dinah Washington Ave



28TH ST

DINAH WASHINGTON AVE

HICKORY ST

CEDAR ST

CHERRY ST



3516 Greensboro Ave
Tuscaloosa, AL 35401
205.345.0816
www.ttlusa.com

Legal Description - 201001853.00 Habitat for Humanity

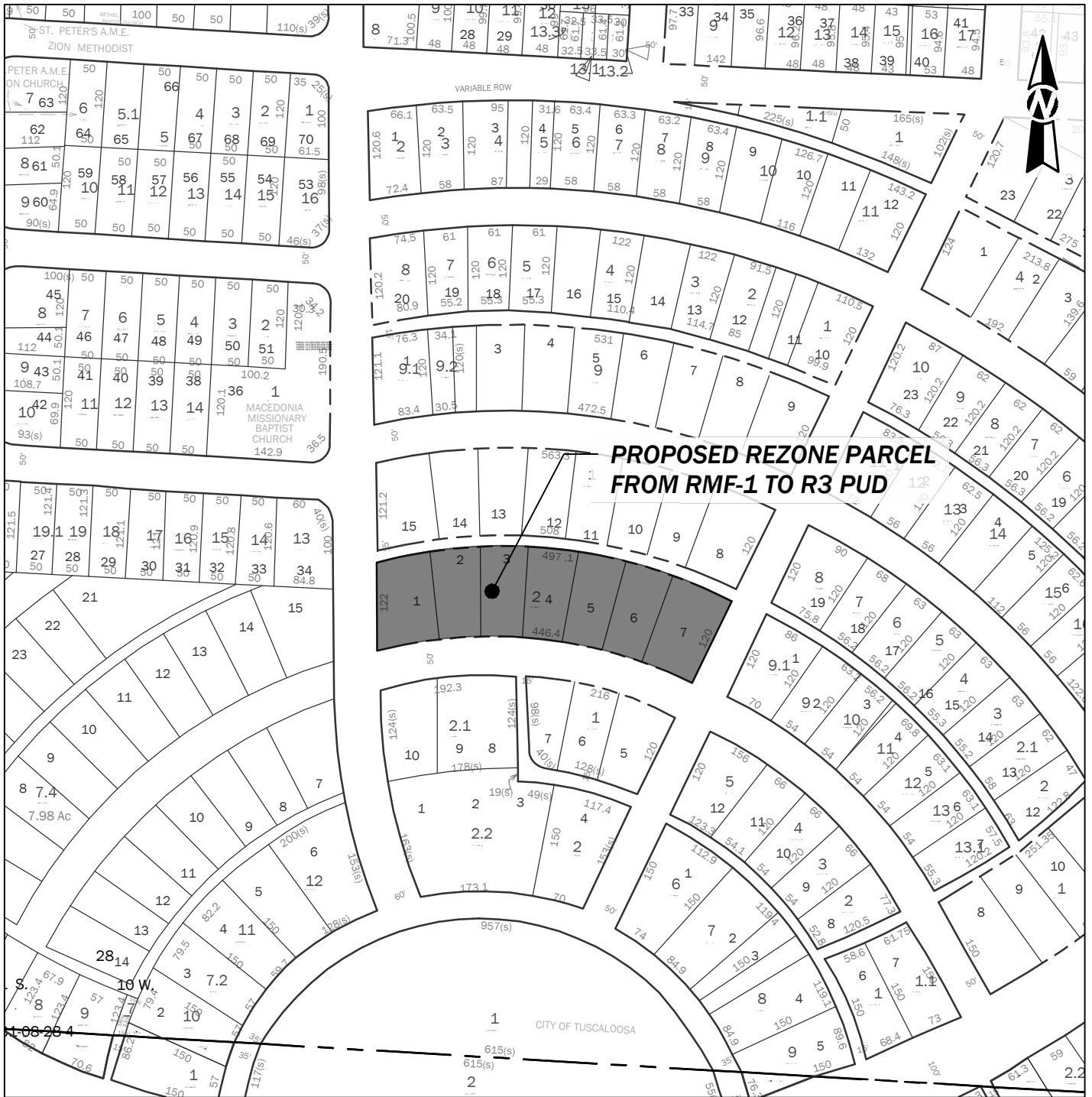
REZONING PARCEL

RMF-1 to R3 PUD

STATE OF ALABAMA)

COUNTY OF TUSCALOOSA)

Lots 1 through 7 of Block 15 of Kaulton Subdivision, a map or plat of which is recorded in Plat Book 7, at Pages 83 and 84 in the Probate Office of Tuscaloosa County, Alabama.



**PROPOSED REZONE PARCEL
FROM RMF-1 TO R3 PUD**

**PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)**



3516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com

REZONING APPLICATION MAP
HABITAT FOR HUMANITY WEST
HABITAT FOR HUMANITY
TUSCALOOSA, ALABAMA

PLANNING COMMISSION STAFF REPORT

May 16, 2022

Z-10-22

GENERAL INFORMATION

Property Owner (x) Petitioner (x)

Ellen Potts – Habitat for Humanity of Tusc, Inc.

Requested Action and Purpose

Rezone from RMF-1 to R-3 (PUD) to create single-family residential housing.

Location and Existing Zoning

2851 Dinah Washington Avenue, Zoned RMF-1

Size and Existing Land Use

1.32 acres total; Vacant

Surrounding Land Use and Zoning

North – Vacant, Zoned R-3

East – Residential, Zoned R-3

South – Vacant, Zoned RMF-1

West – Residential, Zoned R-3

Applicable Regulations

Sec. 24-31. – Statements of intent.

R-3 Residence District: This district is created in recognition of the existence of substantial areas developed for single-family detached housing on lots with dimensions adequate to provide necessary light, air, and open space, but which may be difficult to provide with properly designed off-street parking.

See end of report for detail of permitted uses in the R-3 zone.

Transportation

Dinah Washington Avenue, a local street; Cherry Street, a local street; Cedar Street, a local street; 27th Street, a local street

Physical Characteristics

1.32 acres to be rezoned. The property is currently vacant. Adjacent to single-family residential use to the East and West, and vacant land to the North and South.

PLANNING COMMISSION STAFF REPORT
May 16, 2022



ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Traditional Neighborhood, Core (TN) (p. 22).

TN areas include “a mix of compact housing ranging from small-lot single-family, to townhomes and small multi-family buildings. Traditional neighborhoods have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares.” (p. 33).

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 DC, building blocks include (p. 24):

- Height range: 1-3 stories, minimum (generally at least 35 feet).
- Building form: Variety of building types and sizes clustered and grouped but linked by a connected street network.
- Building setback: 0-20 feet, generally consistent within a block.
- Streets: Blocks are small and walkable. Streets generally form a grid system within the neighborhood; alleys are common.
- Transportation: Walking, biking, transit, automobile.
- Parking: On-street and private off-street.
- Open Space: Preserved passive open space, neighborhood / community parks, pocket parks, private yards, connections to school yards.

PLANNING COMMISSION STAFF REPORT

May 16, 2022

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 7: Facilitate development in West Tuscaloosa
 - 7.1: Focus revitalization efforts in West Tuscaloosa neighborhoods.

Objective 7.1 states, "A fundamental component of the West Tuscaloosa community is the existing and well-established neighborhoods. Comprised in these neighborhoods are numerous residences, churches, educational facilities, and employment centers representative of a traditional neighborhood. These areas, particularly in locations near Downtown and the riverfront, are opportunities for new residential growth." (p.59)

The intent of the TN area outlined in Objective 7.1 is as follows:

- Connect the sidewalk network, particularly around schools and churches.
- Encourage infill residential development on existing vacant parcels.
- Inventory blighted properties and identify opportunities for relocation or demolition, if applicable.
- Support renovation of neglected properties where practical and demolition and clearing of vacant and severely blighted properties to limit further neighborhood deterioration.

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

May 16, 2022

R-3 Permitted Uses (Sec. 24-32):

Permitted Uses	R-3
Accessory uses and structures customarily incidental to the below uses, located within the buildable area of the lot unless otherwise specified, and including:	
a. Central laundry or sanitation facilities accessory to a mobile home park	
b. Fences and walls, subject to restrictions listed in section 24-102	X
c. Private garage	X
d. Shelter for domestic pets, subject to restriction listed in chapter 4	X
e. Swimming pool (See section 24-107)	X
f. Incidental, customary remunerative activities, as defined herein	X
Apartment or multifamily dwelling occupied by no more than one family per unit	(P)
Apartment or multifamily dwelling design for, and occupied by, no more than four (4) unrelated persons, provided, however, up to twenty (20) per cent of the total allowed number of units may be designed for, and occupied by, no more than five (5) unrelated persons.	
Farm and agricultural operations subject to restrictions listed in chapter 4 of the City Code	X
Fraternity or sorority	
Group home for individuals with developmental disabilities or mental illness	
Mobile home park	
Mobile home subdivision	
Noncommercial park, playground or recreational area	X
Public buildings of a governmental nature; public schools; churches and convents, provided, however, that an existing residence may be converted or used on a regular basis as a house of worship only as a special exception	X
Single-family dwelling	X
Tent evangelistic services, by permit issued by zoning officer, for a period not exceeding two (2) weeks in any calendar year on a given site, subject to appropriate conditions to prevent nuisances or obvious threats to public safety, such permit to be revocable at discretion of zoning officer or public safety officials	X
Townhouses	(P)
Two-family dwelling	(P)

Footnotes:

- (1) Permitted, provided that dwelling unit density does not exceed fifteen (15) dwelling units per net site acre.
 - (2) Permitted only on a parcel of land having ready access to a street classified as a collector or arterial street in the major street plan of the city.
 - (3) Permitted, provided that multifamily structures exceeding a ratio of twenty-two (22) dwelling units per net site acre shall be permitted only on a parcel of land having ready access to a street classified as a collector or arterial street in the major street plan of the city.
 - (4) Permitted only at sites not less than one thousand (1,000) feet from another group home for individuals with developmental disabilities or mental illness.
- (P) Permitted in this district only in a planned unit development. See article XII.