

TUSCALOOSA

D/R OVERLAY DISTRICT PERMIT APPLICATION

Please complete all of the following required fields:

Property

Address of premises affected: 2310 15th Street (Corner of 15th Street and 23rd Avenue)

Owner

Name: Braybar, LLC; Ray Incorporated Phone: 256-759-4454 Email: michaelbray1000@gmail.com

Address: 2000 Veterans Memorial Parkway, Suite 1 Tuscaloosa, AL 35404

Applicant (if different from owner)

Name: Phone: Email:

Contractor or Architect

Name: Duncan Coker Associates, P.C. Phone: 205-561-0808 Email: rmartin@duncancoker.com

Certification of Applicant

An application shall not be considered "accepted" until the zoning officer determines that the application is complete. The application shall include the following information, unless waived by the Zoning Officer:

- 1) A narrative describing the overall concept of the proposed development and how it is consistent with the D/R Overlay District standards and guidelines, and compatible with existing and proposed land uses. A full list of the development standards and guidelines can be found within the Development standards and Guidelines (Sec 24-230 (b)) chapter of the city municipal code.
2) A site plan, at a scale of not smaller than one (1) inch equals sixty (60) feet showing the proposed layout of buildings and/or premises in the context with the property lines, setbacks, adjacent structures, streets, walkways, vehicular ingress and egress, service alleys, and loading spaces.
3) If a building, elevations of all sides of the proposed building indicating proposed exterior finishes, square footage, height and number of stories. Architectural renderings may be submitted as well.
4) Sketch of exterior premises including parking, landscaping, fencing or walls, signage, streetscape, lighting type, and other aspects as may be necessary to fully present the proposed development.
5) If residential development, the number of units, unit square footages, approximate sale value or rental rates, description of any covenants and restrictions, and a description of proposed ownership and management of any common open space not dedicated to public ownership.

I hereby certify that I have read and understand this application and know 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 Urban Development that any relevant information supplied on or with application is substantially incorrect. I further understand that only complete applications including all required exhibits and fees are considered by Urban Development.

I HAVE REVIEWED & AGREE TO ALL SUBMITTAL REQUIREMENTS ON THE FRONT & BACK OF THIS APPLICATION

Applicant: [Signature] Date: 03/11/2022

Please review the following information prior to application submission:

An application subject to review by the Administrative Review Committee shall be reviewed and a decision reached within ten (10) work days from the date the application was determined to be complete. The planning department shall forward by first class mail the administrative review committee's written decision supported by findings of fact, approving the permit, approving the permit with conditions, or denying the permit. An applicant shall have ten (10) work days from the postmark date of the written decision to file an appeal of the decision to the city council. If an appeal is filed, the applicant shall be sent, by first class mail, written notice of the date, time and location of the city council meeting at which the appeal shall be considered.

An application subject to Legislative Review by the Planning Commission and City Council shall be first reviewed by the administrative review committee. The planning department shall prepare written findings of fact that support approving the D/R overlay district permit, approving the permit with conditions, or denying the permit. These findings of fact shall be presented to the planning commission and to the city council for their consideration. Based on the findings of fact and the recommendations of the planning commission, the city council may approve the D/R overlay district permit, approve the permit with conditions, deny the permit or defer consideration of the permit stating the reason for the deferral. Consideration of an application shall not be deferred more than one time.

If, after an applicant has obtained a D/R overlay district permit, the construction proposal is amended, an amended development application shall be submitted to the planning department. The zoning officer shall make a determination that the amendment has no significant impact or that the construction proposal, as amended, requires additional review. Review of an amended proposal shall follow the same procedure as provided herein for an original application. Upon a determination by the zoning officer that the amended proposal requires review and additional approvals, the previously issued D/R overlay district permit shall be suspended pending the review of the amended proposal.

In the event the applicant shall fail to commence work on the activity approved by the D/R overlay district permit within one year after the date of the approval, or having commenced but then discontinued work for one year, the applicant shall not commence work again until a new permit is issued. The zoning officer may grant extensions to the one-year period prescribed herein as it is deemed appropriate. The zoning officer shall determine whether work has "commenced" by the presence of a building permit and construction activity beginning.

**PLEASE SUBMIT AN ELECTRONIC COPY OF
PAGE ONE (1) AND ANY NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development:
Planning Division

2201 University Boulevard, Annex III, 3rd FL
Tuscaloosa, AL 35401

Email:
planningcommission@tuscaloosa.com

Ivory on 23rd

D/R Overlay District

Project Narrative

April 12, 2021

Ivory on 23rd is a proposed townhome development located at the intersection of Fifteenth Street and 23rd Avenue in downtown Tuscaloosa. The project site is immediately East of Wells Fargo Bank and lies within the City of Tuscaloosa Downtown/Riverfront Overlay District (DROD) with an underlying zoning of BN. The development includes ten townhome units containing three bedrooms each. There will be one seven-unit building, and one three-unit building. The proposed buildings are two stories in height, with units sized at approximately 1,900 square feet. The majority of the exterior areas of the site will be platted as Common Areas, which will be owned and managed by the owners' association.

Itemized below is a summary of compatibility/conformance criteria with the DROD guidelines (Sec 24-230(b)).

(1) Buildings.

- a. **Standard. Floor area ratio shall be a minimum of 1.0 with building heights for new construction a minimum of two (2) stories.**

The floor area ratio for this development is approximately 0.7 and the proposed buildings are two stories in height.

- b. **Standard: Building line shall be located within ten (10) feet of the front property line. Where drive-thrus are permitted, the drive-thru shall be located on the interior portion of the lot and not between the building and any adjacent street right-of-way.**

The proposed buildings are located within 10' of the front property lines.

- c. **Standard. Buildings exceeding three (3) stories in height shall devote the street-facing ground floor area to commercial or office uses.**

N/A

- d. **Standard. Townhouse buildings shall limit parking garage access to an alleyway or interior courtyard.**

N/A

- e. **Standard. Building facades facing a public right-of-way (not alley) shall limit the use of the following materials to a total of no more than fifteen (15) per cent of the respective facades:**

1. **Concrete block or concrete masonry units.**
2. **Steel, aluminum, vinyl, wood or fiberglass siding.**
3. **Materials that attempt to look like traditional materials such a fiberglass molded panels.**
4. **Exterior insulation and finish systems (EIFS) building materials.**

There will be no use of concrete block or concrete masonry units; siding made of steel, aluminum, vinyl or wood; fiberglass molded panels; or EIFS systems on these buildings. The building facades are proposed to be constructed primarily of brick veneer, with the exception of accents of Hardie trim and cementitious lap siding at areas such as dormers, interior gable areas of the three-unit stepped building, balcony trim etc.

- f. **Standard. Exterior area of building shall be free of outside storage.**

The exterior areas of the proposed buildings are free of outside storage.

- g. **Standard. Awnings shall not be lit from the interior.**

Awnings will not be lit from the interior.

- h. Guideline. Design awnings to project a minimum of thirty-six (36) inches from the building but not to extend across multiple storefronts or multiple buildings; divide awnings into segments that reflect the door or window openings beneath them and construct them of durable and protective material that is not plastic or fiberglass.**

Awnings shown at exterior doors do not project across multiple buildings or storefronts. The awnings project approximately 4' from the building, and are constructed of cedar or cypress wood framing with concealed fastening standing seam metal roofing, and are not internally lit.

- i. Guideline. Devote a minimum of thirty (30) per cent of the ground-level building facade adjacent to the public rights-of-way to transparent windows or doors, but limit the total facade area devoted to transparent windows or doors to no more than fifty (50) per cent.**

Building facades have been designed to promote architectural character and the façade is broken up with a mixture of design elements, varied height elements, and transparent entrances/windows. However, this is a residential development and there are privacy concerns such that transparency is not the main focus as in a retail development.

Transparent windows and doors account for 38% of the ground floor percentage of the 7 unit building along 23rd Avenue.

Transparent windows and doors account for 15% of the ground floor percentage of the end of the 7 unit building along 15th Street.

Transparent windows and doors account for 34% of the ground floor percentage of the 3 unit building along 15th Street.

- j. Guideline. Design building facades to form a cohesive building line traditionally associated with downtown areas (not applicable to riverfront district).**

As a two-story residential development, the project is designed with the intent to fit contextually within the surrounding of other BN properties nearby in relation to residential scale, design, and materials. There are numerous residential scale buildings close by, as well as another townhome development on the neighboring block along 22nd Avenue.

- k. Guideline. Make a reasonable effort to return contributing historic buildings to their original character.**
N/A

- l. Guideline. Consider designing new or renovated buildings located within the BC district with architectural character reflective of existing historic buildings present within the Downtown.**

N/A

- m. Guideline. Provide primary building entrances that are accentuated by architectural features such as arches or recesses.**

Primary entrances will be accentuated with the use of architectural features such as brick detailing, porches or balcony overhangs, or other features such as columns/roof structures.

- n. Guideline. Divide building wall facades into increments through separation or breaks in materials, window bays, separate entrances or entry treatments, or variations in roof lines.**

The building façade is broken up through the use of brick detailing, windows, porches and balconies, roof forms of varying heights and shapes, and varying columns and articulation at each unit.

- o. Guideline. Avoid use of blank walls at the street level.**

There are no blank walls used at the street level.

- p. Guideline. Differentiate lower floors by use of design treatments.**

Lower floors are differentiated from upper floors by the use of entrances, porches, balconies, and window scale.

- q. Guideline. Avoid painting previously unpainted brick.**

New brick will be used, either light brick or painted.

- r. Guideline. Avoid false fronts, false stories or pent eaves to the roofs of commercial buildings (does not include parapets).**

No false fronts are utilized.

- s. Guideline. Design galleries and balconies, when provided, as an integral part of the building's facade improvements.**

All porches and balconies are fully useable and designed as integral parts of the building façade.

(2) Pedestrian-oriented development.

- a. Standard. Buildings shall provide street-level facades fronting public walkways that are pedestrian-friendly by the inclusion of transparency in windows or doors or by providing outside gathering places or landscaping (not applicable to riverfront district).**

The proposed buildings provide street-level facades fronting public walkways.

- b. Standard. Sidewalks within the BC zoning district shall be a minimum width of fifteen (15) feet with an unobstructed walkway width of five (5) feet; all other districts shall have a minimum sidewalk width of five (5) feet.**

The proposed sidewalks have a minimum width of 5'.

- c. Guideline. Maintain commercial continuity along the downtown's pedestrian-oriented frontages by preventing unnecessary interruption by parking lots, blank walls or uses that do not contribute vitality to the area.**

N/A

- d. Guideline. Design driveways to limit the expanse of driveway area crossing pedestrian walkways and including tighter turning radii to slow turning movements.**

The site includes one standard width driveway penetration to the public right-of-way.

(3) Roofs.

- a. Guideline. Design roofs within the BC district with parapets reflective of historic downtown buildings or alternative roof design based upon compatibility with adjacent buildings.**

N/A

- b. Guideline. Shield HVAC equipment from public view at ground level with screening that permits appropriate ventilation.**

All HVAC equipment will be screened from street view in a proper manner.

(4) Lighting.

- a. Standard. Building lighting fixtures shall be designed to direct lumens toward the inward boundaries of the property.**

Exterior lighting shall direct lumens toward the inward boundaries of the property.

- b. Standard. Exterior neon lighting shall only be used as an architectural accent.**

N/A

- c. Guideline. Provide lighting that illuminates facades, entrances, and signage to enhance the aesthetic appeal of the building.**

Lighting will be placed to illuminate access points, and to accentuate unit entrances.

(5) Signage.

- a. Standard. Channel letter or logo signs may be internally lit or back lit. Neon letters or logo signs may be permitted. All other types of signs, if lighted, shall be externally lit. Internally lit, translucent box-type signs and electronic message boards are strictly prohibited.**

Signage, if used, and if lighted shall be externally lit. There will be no neon signage.

- b. Standard. Painted window signs, backlit or illuminated awnings shall not be permitted.**

N/A

- c. Guideline. Design signs that are architecturally compatible with the style, composition, materials, colors and details of the building.**

Signage, if used, will be designed and selected to complement the building, and compatible materials and colors to the building will be used.

- d. Guideline. Design projecting signs not to extend beyond the height of the first floor, contain no more than twelve (12) square feet, have a maximum width of three (3) feet, be located no less than ten (10) feet from the sidewalk ground elevation, and have a maximum distance between the sign and building facade of one foot.**

Projecting signs, if used, will not extend beyond the height of the first floor, contain no more than twelve (12) square feet, have a maximum width of three (3) feet, be located no less than ten (10) feet from the sidewalk ground elevation, and have a maximum distance between the sign and building facade of one foot.

- e. Guideline. Locate signs to avoid blocking or obliterating building design details, windows or cornices.**
Signage, if used, will be located to avoid blocking or obliterating building design details, windows or decorative building elements.

(6) Off-street parking and loading (new parking facility).

- a. Standard. Parking lots shall be located to the rear of the buildings or to the side if the rear lot area is not useable.**

The proposed parking lot is located at the rear of the proposed buildings.

- b. Guideline. Provide for opportunities to negotiate parking requirements between the developer and the city to increase development potential.**

N/A

- c. Guideline. Provide forty (40) per cent ground-level commercial or office uses in structured parking facilities.**

N/A

- d. Guideline. Screen automobiles in parking structures from public view.**

N/A

- e. Guideline. Screen surface parking facilities from view of the street rights-of-way by landscaping or three- to four-foot masonry walls.**

N/A

- f. Guideline. Provide planted islands in surface parking facilities to create breaks in parking rows every ten (10) or twelve (12) spaces.**

Planted islands meeting this requirement are included with the development.

- g. Guideline. Site loading facilities in a manner to screen them from view of the public rights-of-way.**

N/A

(7) Streetscape.

- a. Guideline. Provide a streetscape that is compatible and continuous with existing streetscape plans in adjacent areas.**

The streetscape provided is compatible and continuous with existing streetscape plans in adjacent areas.

- b. Guideline. Design paving, lighting fixtures, fences/walls, curbs, benches and signs appropriate for their location, easily maintained and indicative of their function.**

The proposed paving and fences are appropriate for this site and are consistent with other townhome developments in the area.

- c. Guideline. Design landscape treatment for plazas, roads, paths, parking and service areas as an integral part of a coordinated landscape design appropriate for its location.**

The proposed landscaping is appropriate for this site and are consistent with other townhome developments in the area.

- d. Guideline. Provide planters at intervals adjacent to the building or as edge treatments for outdoor dining.**

N/A

- e. Utility and mechanical equipment areas.**

- f. Standard. Trash dumpsters and mechanical equipment shall be screened when visible from the street.**

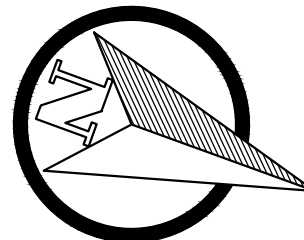
The proposed trash dumpster will be screened within an enclosure.

g. Standard. Screening materials for dumpsters and mechanical equipment shall be the same materials as the primary structure or another appropriate building material as approved by the planning director.

The screening material for the proposed trash dumpster will closely match that of the proposed buildings.

h. Guideline. Locate utility connections and appurtenances in a manner to avoid conflict with pedestrian walkways.

The proposed utility connections do not conflict with pedestrian walkways.



0' 10' 20' 30'
SCALE (FEET)
1" = 10'

DEVELOPMENT SUMMARY:

1. THE SUBJECT PROPERTY IS COMPOSED OF THREE (3) PARCELS, CURRENTLY ZONED BN AND WITHIN THE DOWNTOWN/RIVERFRONT OVERLAY DISTRICT (DROD). A SUBDIVISION WILL BE REQUIRED TO REMOVE INTERIOR LOT LINES, AS WELL AS, DROD APPROVAL PROCESS.
2. PROPOSED 10 - 1,900 +/- S.F. (GROSS), THREE (3) BEDROOM TOWNHOMES (30 TOTAL BEDROOMS).
3. PARKING REQUIREMENT: No. BEDROOMS x 1.07 = 33 SPACES
PARKING SUPPLIED = 33 SPACES
4. MAXIMUM BUILDING HEIGHT (BH): 6'
5. SETBACKS (DROD):
FRONT: WITHIN 10' OF FRONT PROPERTY LINE
SIDE: 0'
REAR: 0'
6. STORMWATER DETENTION WILL BE REQUIRED AND WILL LIKELY BE PROVIDED UNDERGROUND.
7. AN ALDOT PERMIT WILL BE REQUIRED FOR GRADING, LANDSCAPING AND/OR UTILITY CONNECTIONS WITH IN ALDOT STATE ROUTE 215 RIGHT-OF-WAY.
8. A SPECIAL EXCEPTION APPLICATION HAS BEEN SUBMITTED TO THE CITY OF TUSCALOOSA ZONING BOARD OF ADJUSTMENT TO INCLUDE THE PROPOSED ON-STREET PARKING AS A PART OF THE OFF-STREET PARKING REQUIREMENT.



DUNCAN & COKER ASSOCIATES
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IVORY ON 23rd
2300 15th STREET
TUSCALOOSA, AL 35401

PRELIMINARY SITE PLAN

NO.	DATE	DESCRIPTION
1	5/2/22	MISC. LOTS PREL. CITY REVIEW

DRAWN BY: D.W.H.
PROJECT NUMBER: 22-43

CHECKED BY: J.D.
FILE NAME: Ivory_23rdAve_Townhomes_Site

SHEET NO. **PP2**

**Ivory on 23rd
 Townhomes**
 23rd. Ave & 15th St.
 Tuscaloosa, Alabama



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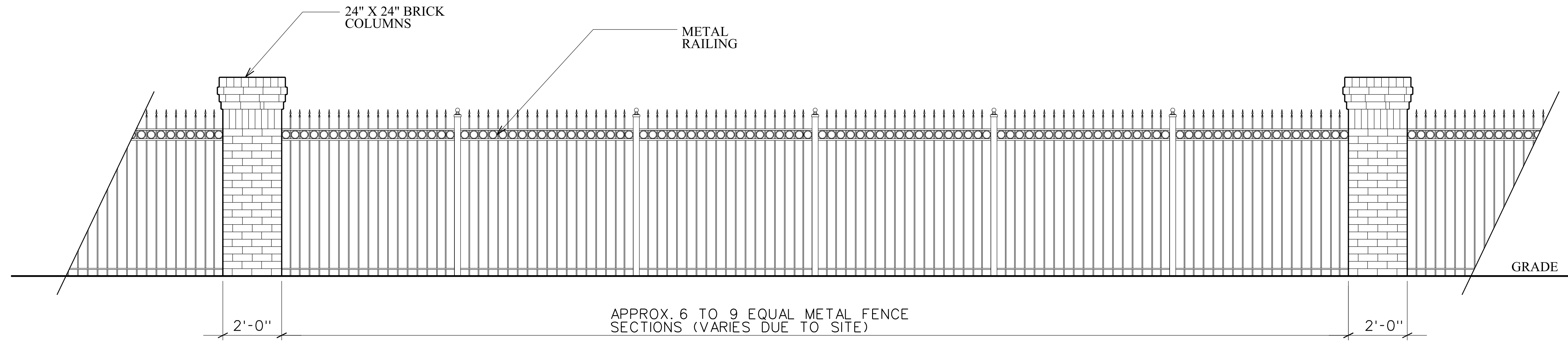
Contractor to verify site conditions and all dimensions prior to construction.

REVISIONS :

A203

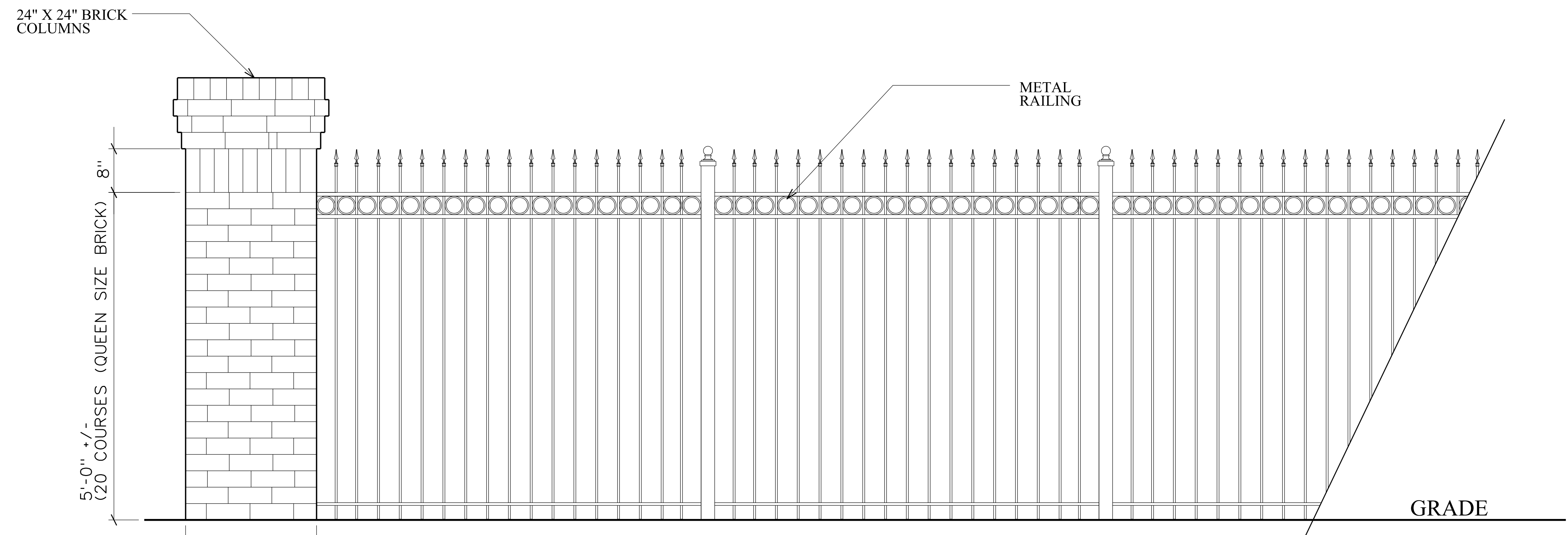
Project No: 02216
 Date: 04-06-2022

SITE FENCING



TYPICAL SITE FENCING DESIGN

SCALE : 1/2" = 1'-0"

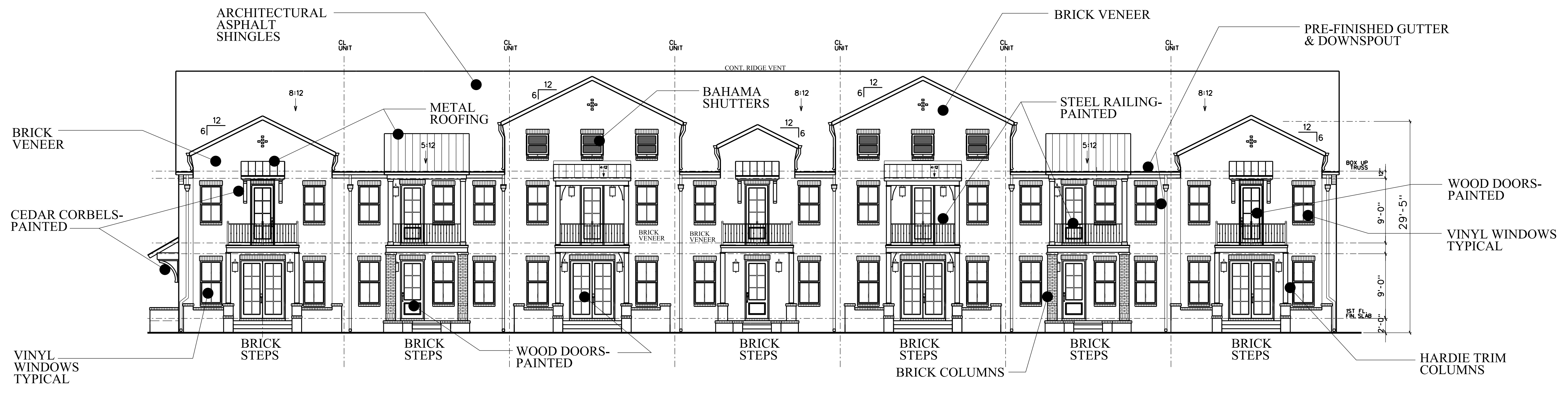


ENLARGED FENCE

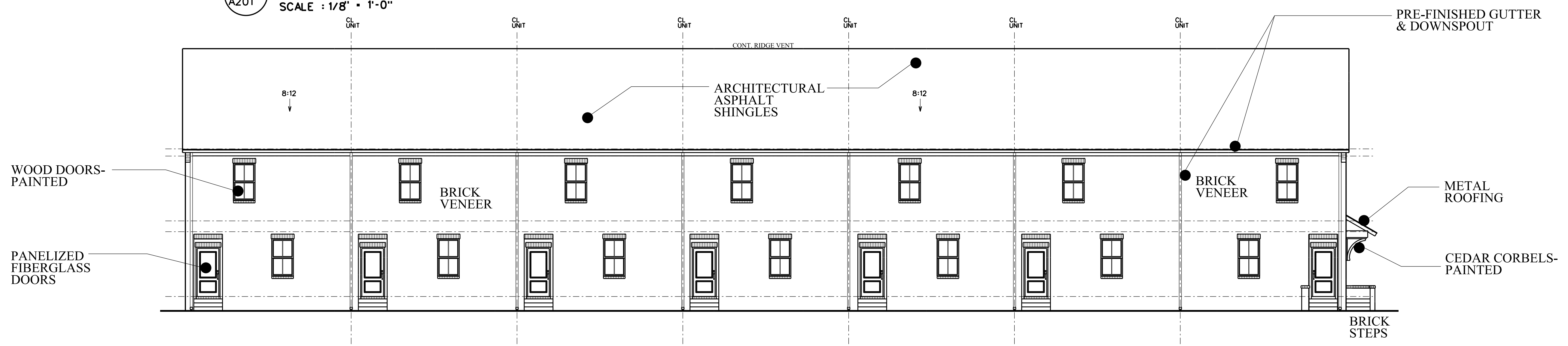
SCALE : 1" = 1'-0"



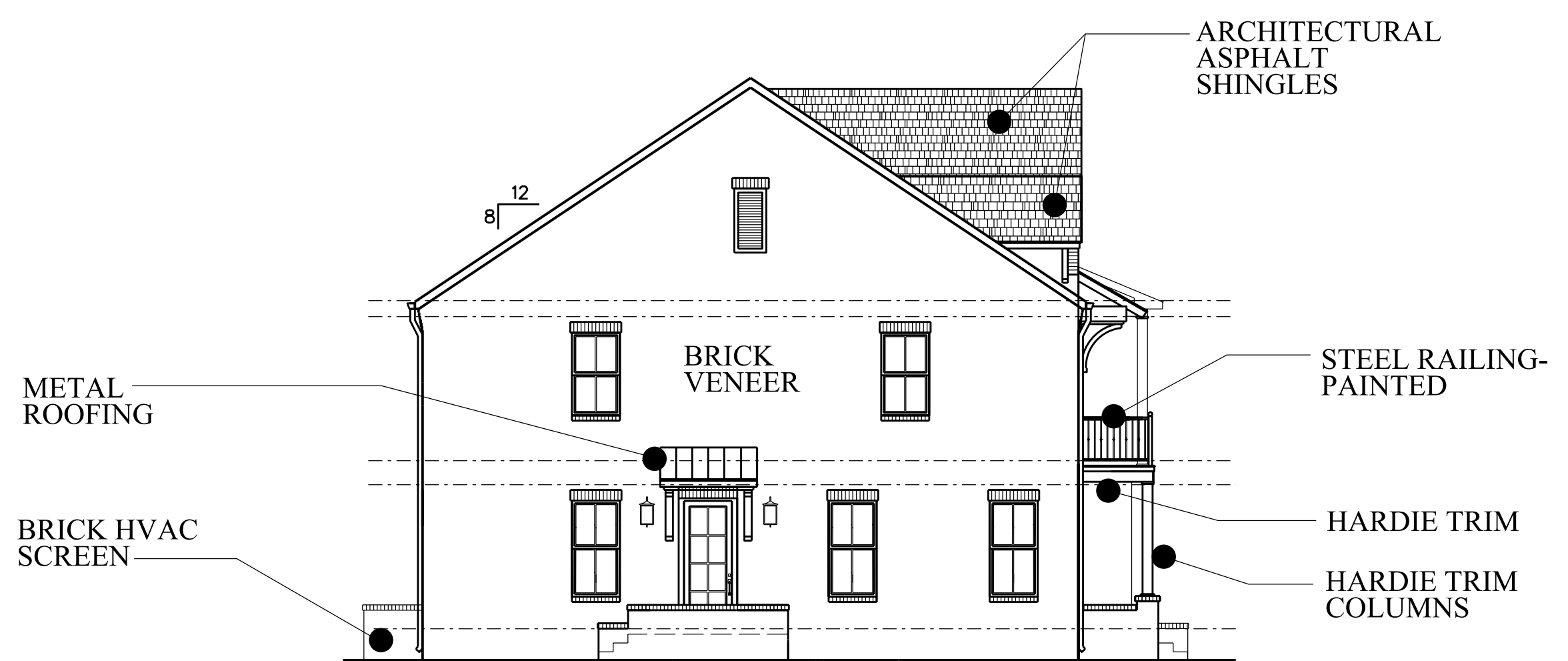




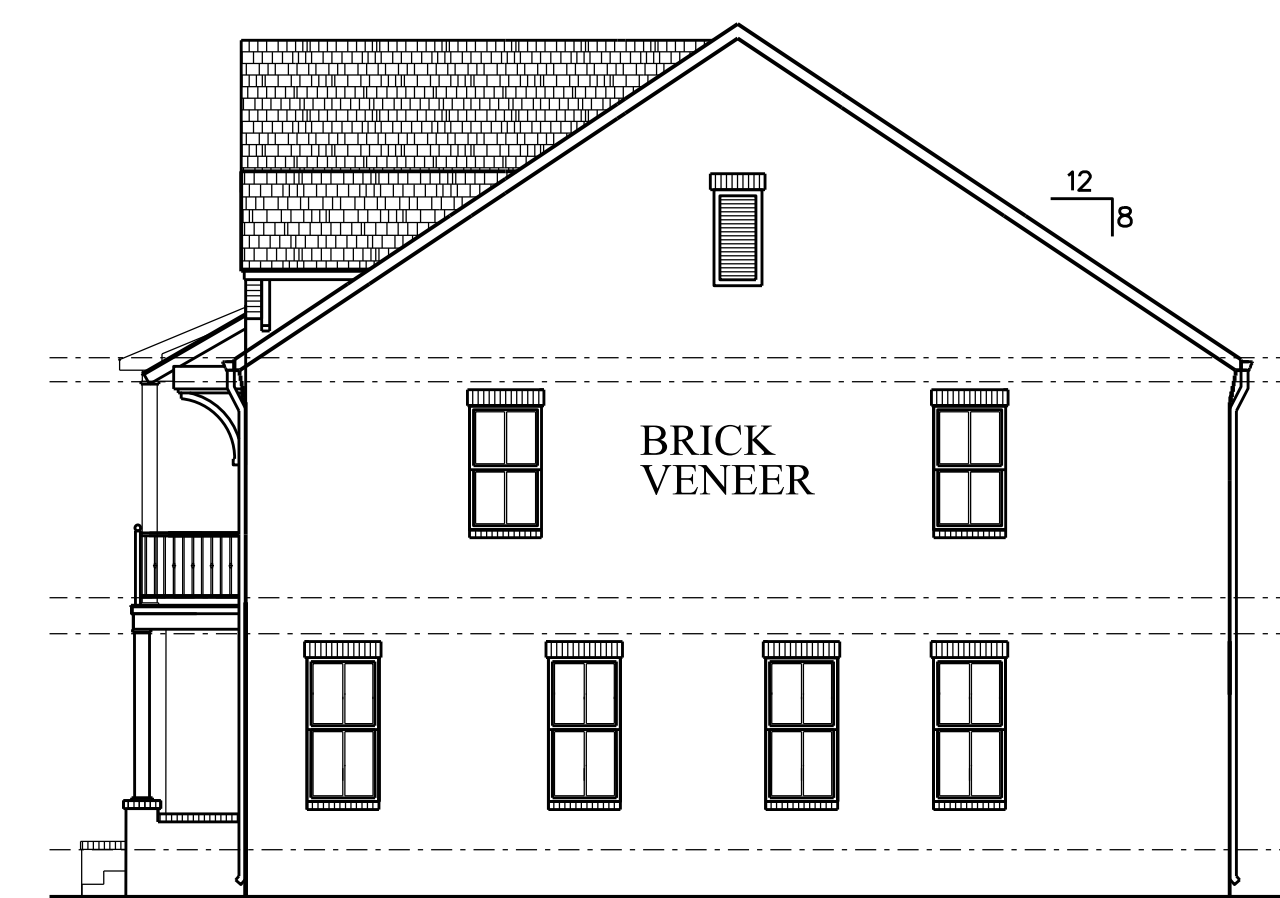
1 FRONT 23rd AVE ELEVATION
 A201 SCALE : 1/8" = 1'-0"



2 REAR ELEVATION
 A201 SCALE : 1/8" = 1'-0"



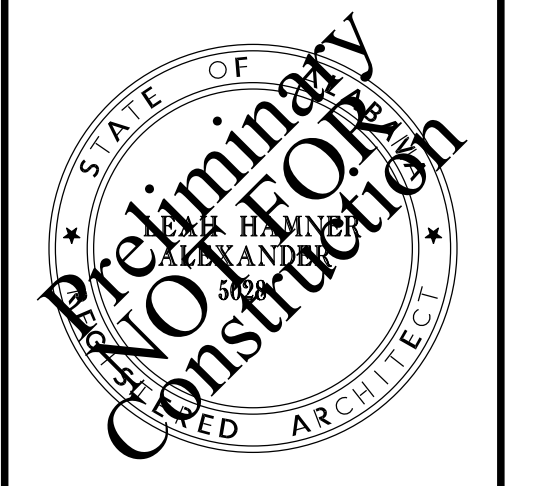
3 SIDE 15th ST ELEVATION
 A201 SCALE : 1/8" = 1'-0"



4 DRIVE SIDE ELEVATION
 A201 SCALE : 1/8" = 1'-0"

Alexander Architecture, LLC
 5520 10th Ct. East Northport, Alabama 35473 (205) 343-9214
 Leah@AlexanderArc.com

Ivory on 23rd
 Townhomes
 23rd. Ave & 15th St.
 Tuscaloosa, Alabama



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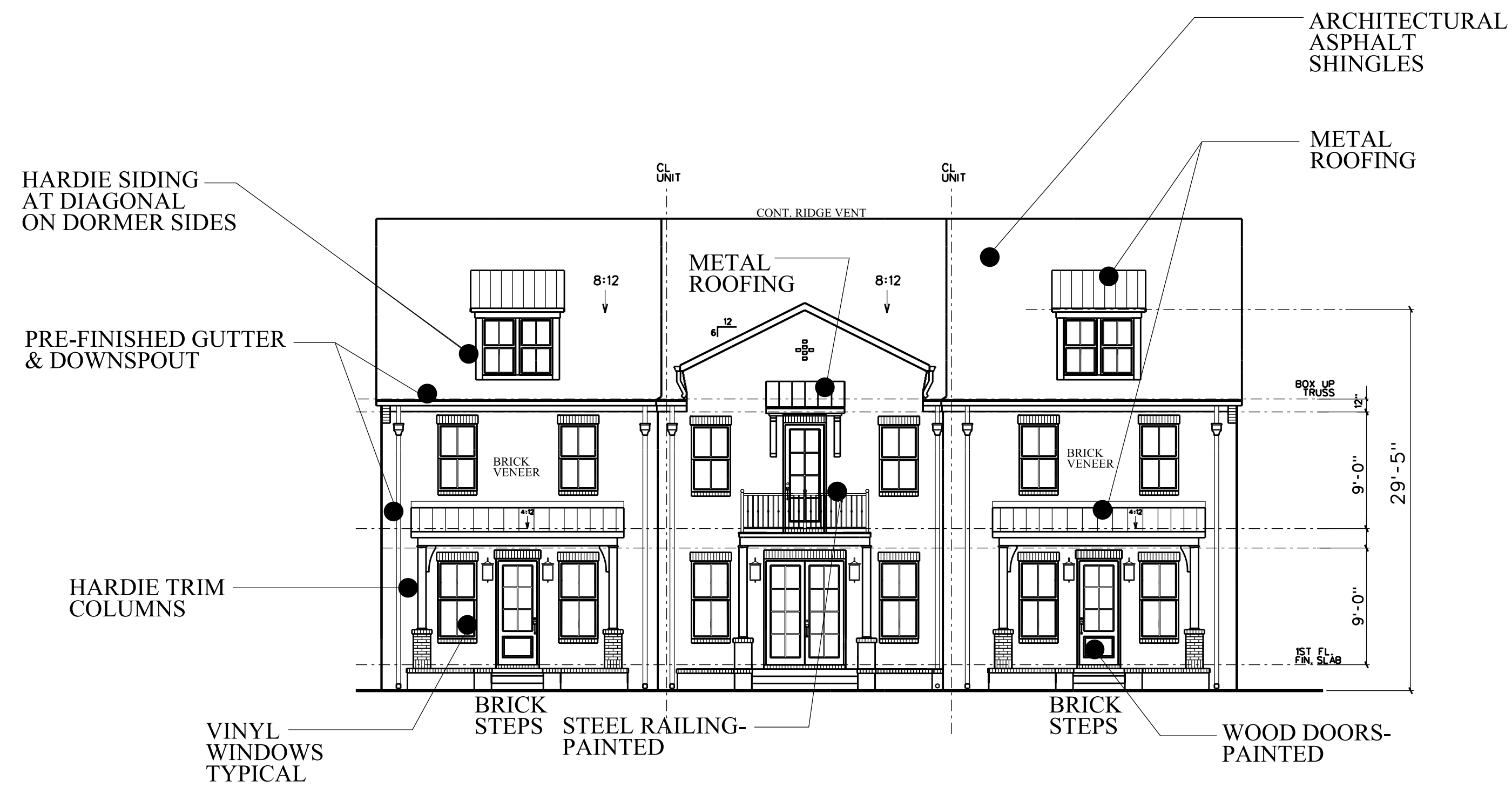
Contractor to verify site conditions and all dimensions prior to construction.

REVISIONS :

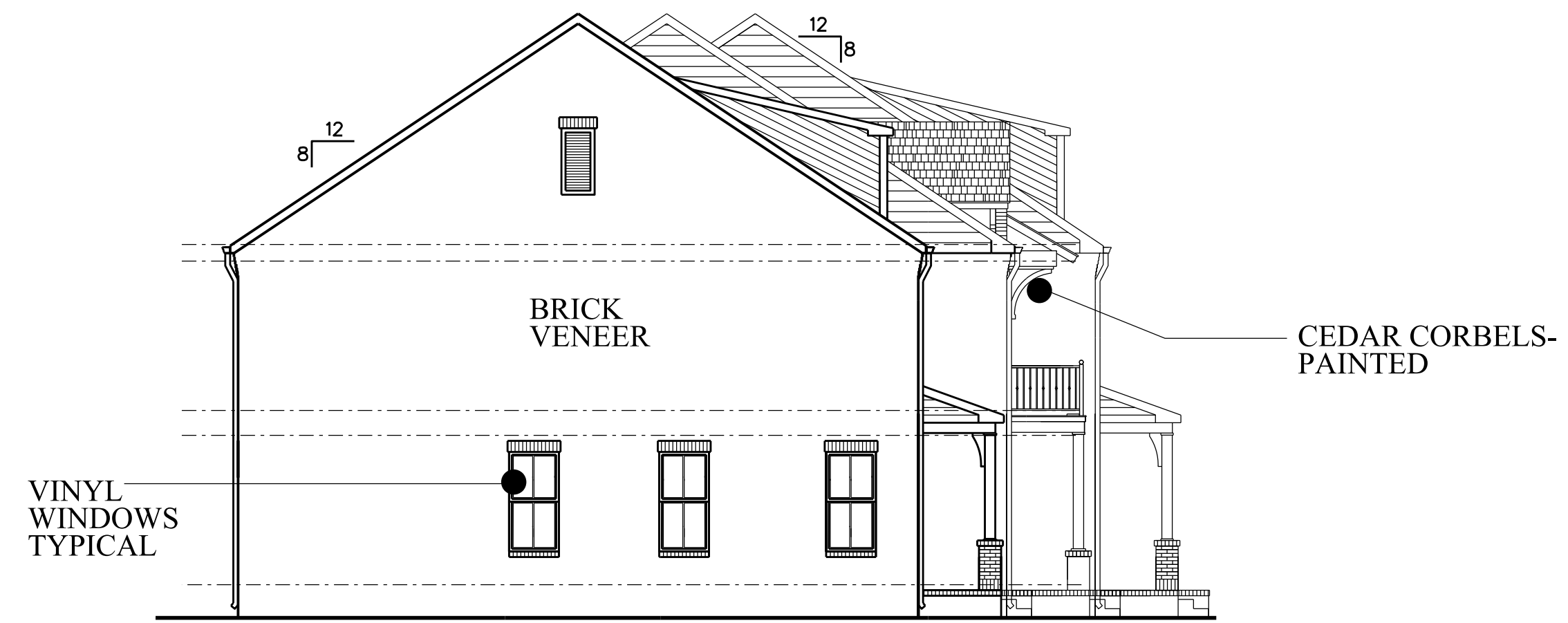
A201

Project No: 02216
 Date: 04-06-2022

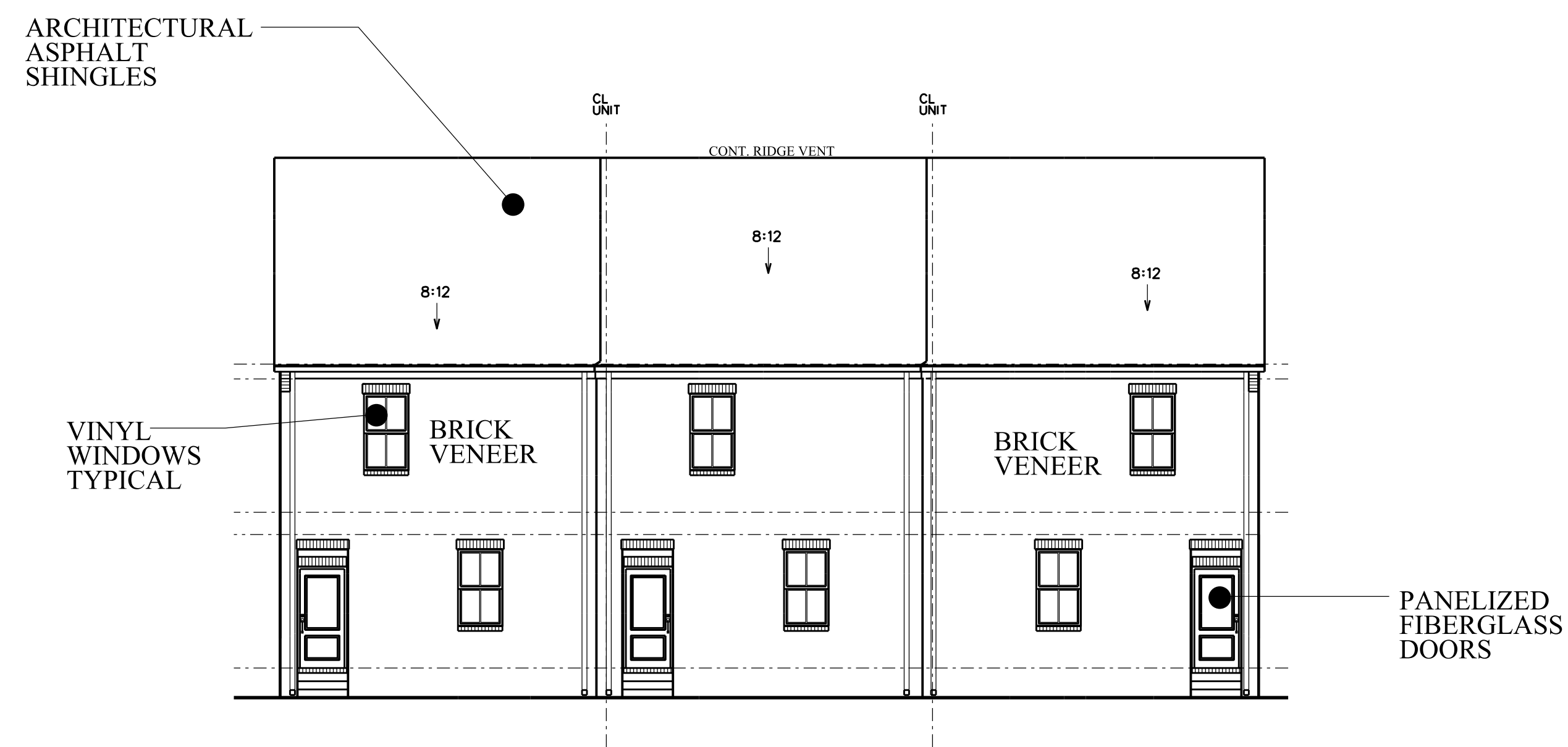
7 UNIT BUILDING - ELEVATIONS



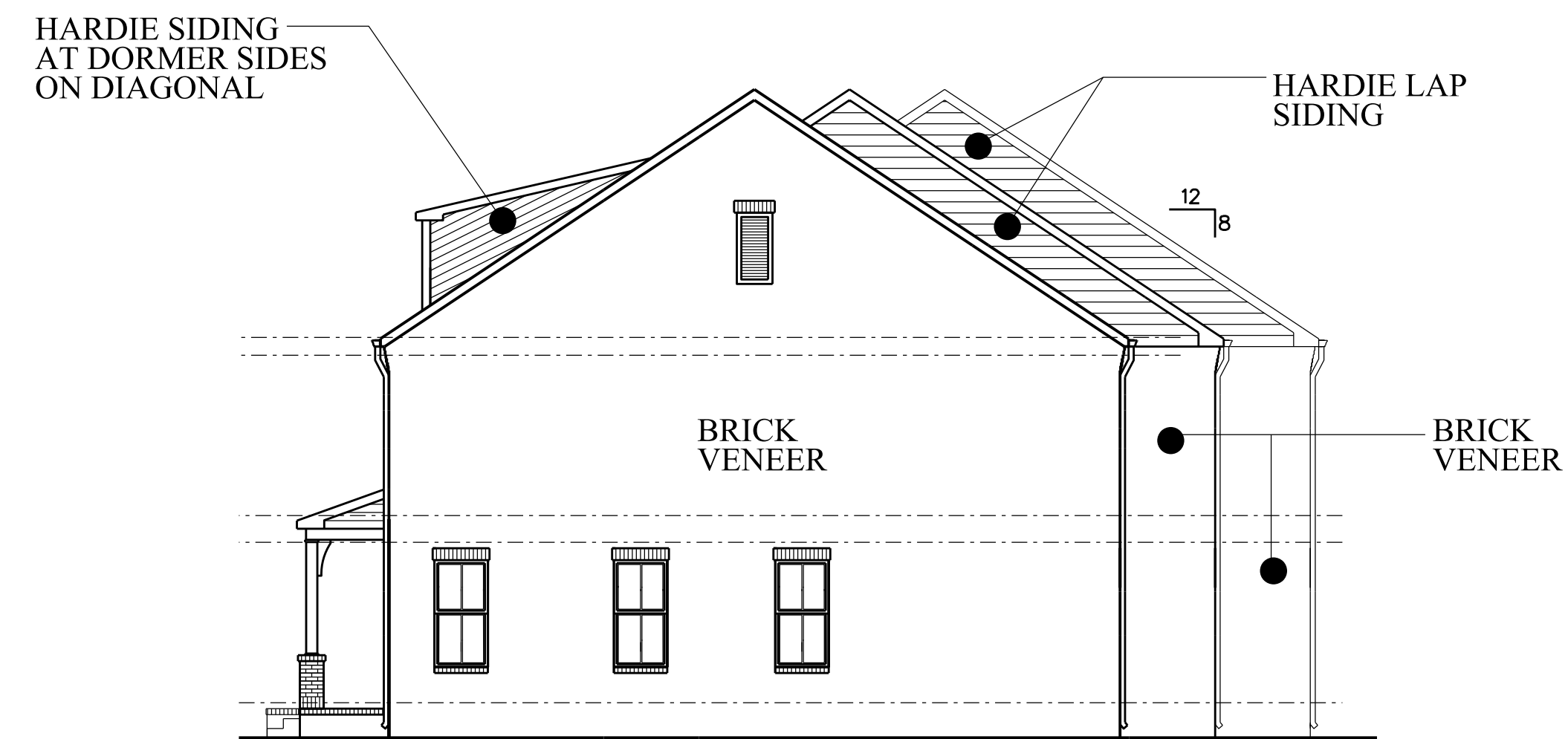
1 FRONT 15th ST ELEVATION
A202 SCALE : 1/8" = 1'-0"



2 SIDE ELEVATION
A202 SCALE : 1/8" = 1'-0"

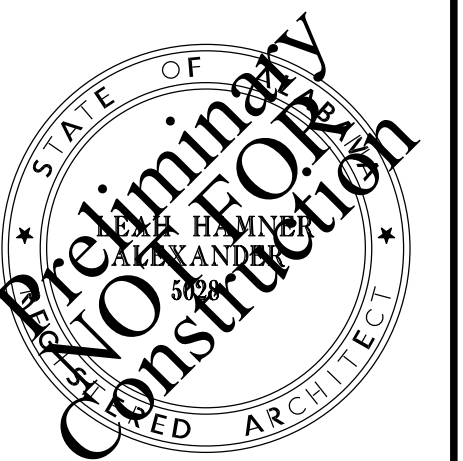


3 REAR ELEVATION
A202 SCALE : 1/8" = 1'-0"



4 COURTYARD ELEVATION
A202 SCALE : 1/8" = 1'-0"

Ivory on 23rd
Townhomes
23rd. Ave & 15th St.
Tuscaloosa, Alabama



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Contractor to verify site conditions and all dimensions prior to construction.

REVISIONS :

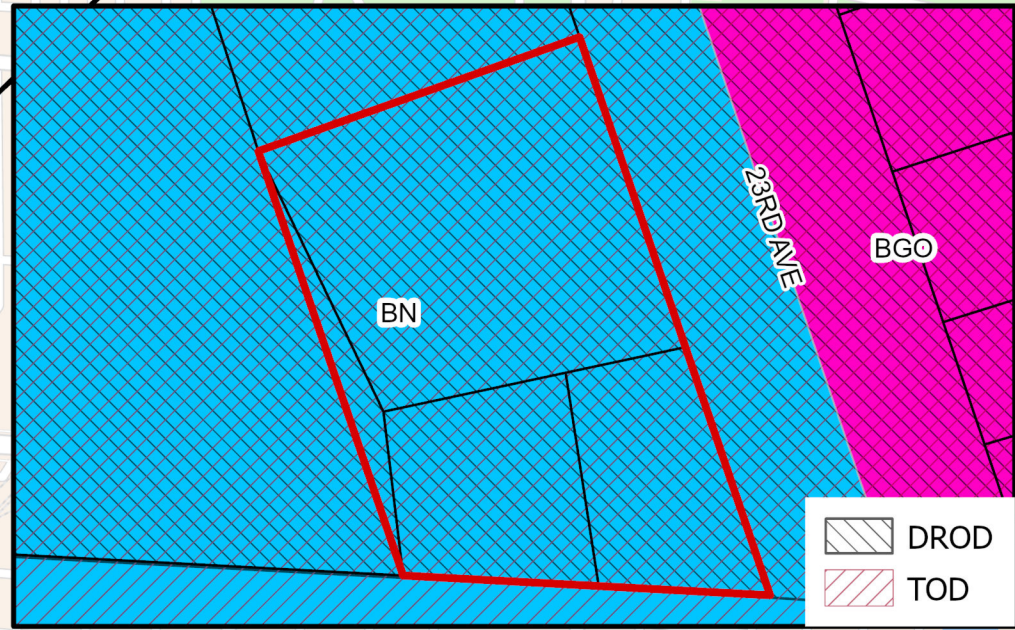
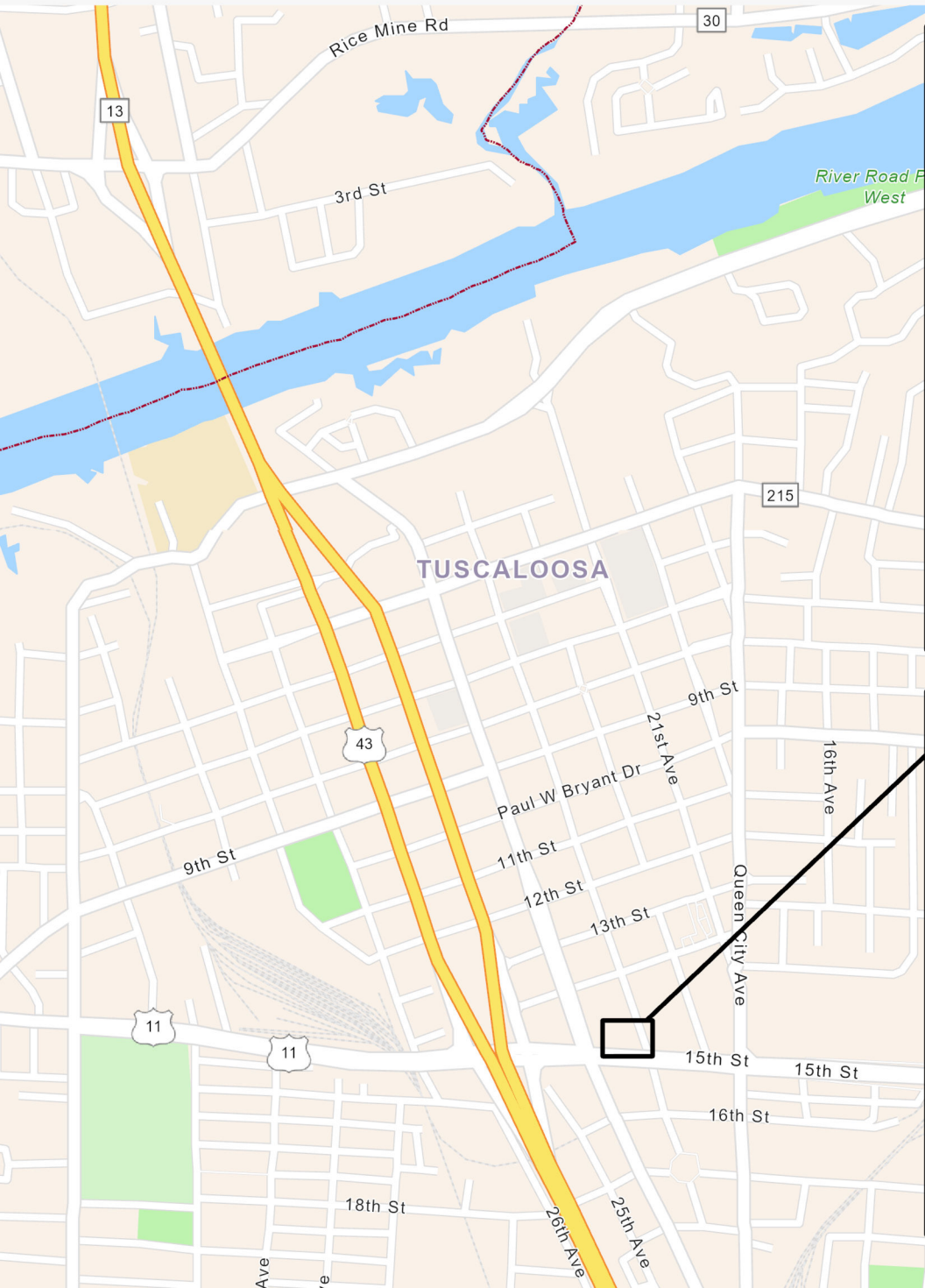
A202

Project No: 02216
Date: 04-06-2022



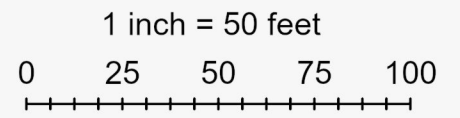
808 21st Ave

1 inch = 75 feet
0 25 50 75 100





2300 15th St



N



PLANNING COMMISSION STAFF REPORT

May 16, 2022

DROD-03-22

GENERAL INFORMATION

Property Owner (x) Petitioner ()

Braybar, LLC; Ray Incorporated

Location and Existing Zoning

2310 15th Street; Zoned BN (DROD)

Size and Existing Land Use

0.62 acres total; two small commercial buildings

Nature of Project

Demolition of existing structures and construction of 10 townhouses

Description of Proposed Work

The applicants propose to demolish the existing buildings at the corner of 15th Street and 23rd Avenue and construct a 10-unit townhouse development; the units will be approximately 1,900 square feet each. The development will consist of a seven-unit building fronting 23rd Avenue and a three-unit building fronting 15th Street with parking behind. A five-foot tall metal fence with brick columns surrounds the parking lot and building along 15th Street. Pedestrian access is provided by sidewalks along 15th Street and 23rd Avenue.

Vehicular access to the parking lot is provided by a gated access point on 23rd Avenue. A special exception was granted by ZBA-40-22 to reduce the off-street parking requirement. The development will still construct the 33 spaces required per zoning but 15 of the parking spaces will be located in public ROW along 23rd Avenue and are not considered off-street parking.

The building facades are proposed to be constructed primarily of brick veneer with accents of Hardie trim and cementitious lap siding. Cedar or cypress wood framing and standing seam metal roofs will be used on porches and awnings in varying designs to maintain a cohesive building line while also providing breaks that visually define individual units. Brick detailing, porches accentuate primary entrances to units, and balcony overhangs. All mechanical units are to be located behind each individual townhome and a shared dumpster enclosure is proposed in the North West corner of the development.

See site plan and elevations for further details.

PLANNING COMMISSION STAFF REPORT

May 16, 2022



Subject Property

Staff Comments

The architecture, scale, and site design of this proposal is consistent with several other townhouse developments in the Downtown Riverfront Overlay District. The Architectural Review Committee commented that the seven-units building does not meet guideline “O. Avoid use of blank walls at the street level.” Along 15th Street. These comments have been forwarded to the applicant and the Planning Commission members. Overall, the development proposal meets the intent of the Downtown Riverfront Overlay standards and guidelines in accordance with [Section 24-230\(b\)](#).