

PLANNING COMMISSION STAFF REPORT

September 19, 2022

Z-21-22

GENERAL INFORMATION

Property Owner (x) Petitioner (x)

The City of Tuscaloosa

Requested Action and Purpose

Rezone from R-2 to Institutional

Location and Existing Zoning

1812 Hargrove Road East – Zoned R-2

Size and Existing Land Use

2.51 acres total; former church and residential use

Surrounding Land Use and Zoning

North – Single-family residential, Zoned R-2

East – Single-family residential, Zoned R-2

South – Commercial, Zoned BN

West – Multi-family residential, Zoned RMF-1

Applicable Regulations

Sec. 24-81. – Statements of intent.

The Institutional District is created in order to provide appropriate land use regulations for major public and private nonprofit institutions serving the public, such as universities, colleges, hospitals, parks, fairgrounds, and large state, federal and municipal facilities. Since these institutions operate in the public interest and are generally inoffensive in character, this chapter places principal reliance upon the voluntary cooperation of institutional authorities with municipal officials rather than upon detailed land use regulations. It is intended that the conversion of excess institutional land to noninstitutional purposes should be preceded by thorough cooperative planning between the disposing institution and the planning commission and should take place under appropriate controls to ensure that the future use of the excess land conforms to the Comprehensive Plan.

See end of report for detail of permitted uses in the Institutional zone.

Transportation

Hargrove Road East, a Minor Arterial street; Loop Road, a Minor Arterial street.

Physical Characteristics

2.51 acres to be rezoned. The property is currently zoned R-2; single-family residential to the north and east, multi-family residential to the west, and commercial to the south.

PLANNING COMMISSION STAFF REPORT
September 19, 2022



SUBJECT PROPERTY

ANALYSIS

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

NC areas are “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).

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.

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.
- 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.

PLANNING COMMISSION STAFF REPORT

September 19, 2022

- 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.

PLANNING COMMISSION STAFF REPORT
September 19, 2022

Institutional District Regulations (Sec. 24-82):

In Institutional Districts, only those uses and structures are permitted which are normal or necessary to the operation of the institution, provided that:

- (1) Uses which are permitted in MH Industrial Districts but not permitted in MG Industrial Districts are prohibited in I Institutional Districts.
- (2) All uses in an I Institutional District shall comply with the performance standards prescribed in Section 24-73 for MG General Industrial Districts.
- (3) When land in an I Institutional District is sold or leased to a party other than a public institution, no construction, alteration, or change of use shall be permitted on said land until it shall have been reclassified in another zoning district.
- (4) Any auditorium, stadium, arena, or other place of public assembly with a seating capacity exceeding three thousand (3,000) shall be permitted only as a special exception.
- (5) The following commercial activities may be permitted on a temporary basis upon a finding by the zoning officer that they comply with the descriptions and restrictions set forth herein, to wit:
 - a. Major exhibitions and amusement events, such as circuses, fairs, rodeos, horse shows, tractor pulls, and the like, together with customarily related commercial activities, such as sale of refreshments, souvenirs, and so on, for a period not exceeding seven (7) consecutive days, subject to satisfactory assurances as to the adequacy of off-street parking and emergency access.
 - b. Specialty or novelty sale events lasting no more than four (4) days, including, but not limited to, arts and crafts sales, gun, knife, coin, and/or stamp shows and swap meets, automobile sales, plant sales, tool sales, and the like, subject to satisfactory assurances as to the adequacy of off-street parking and emergency access.



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: _____

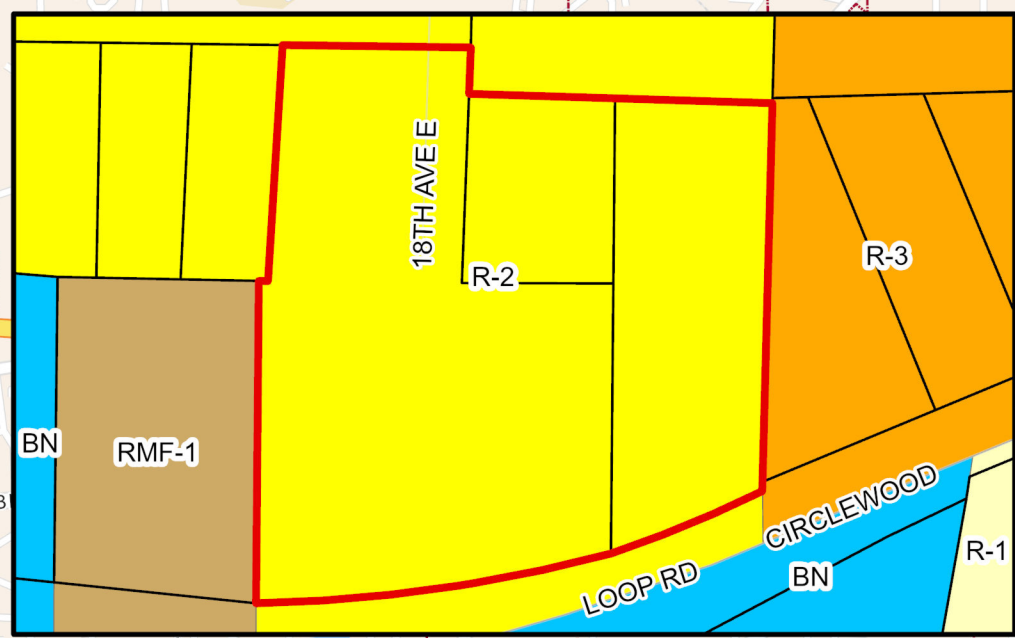
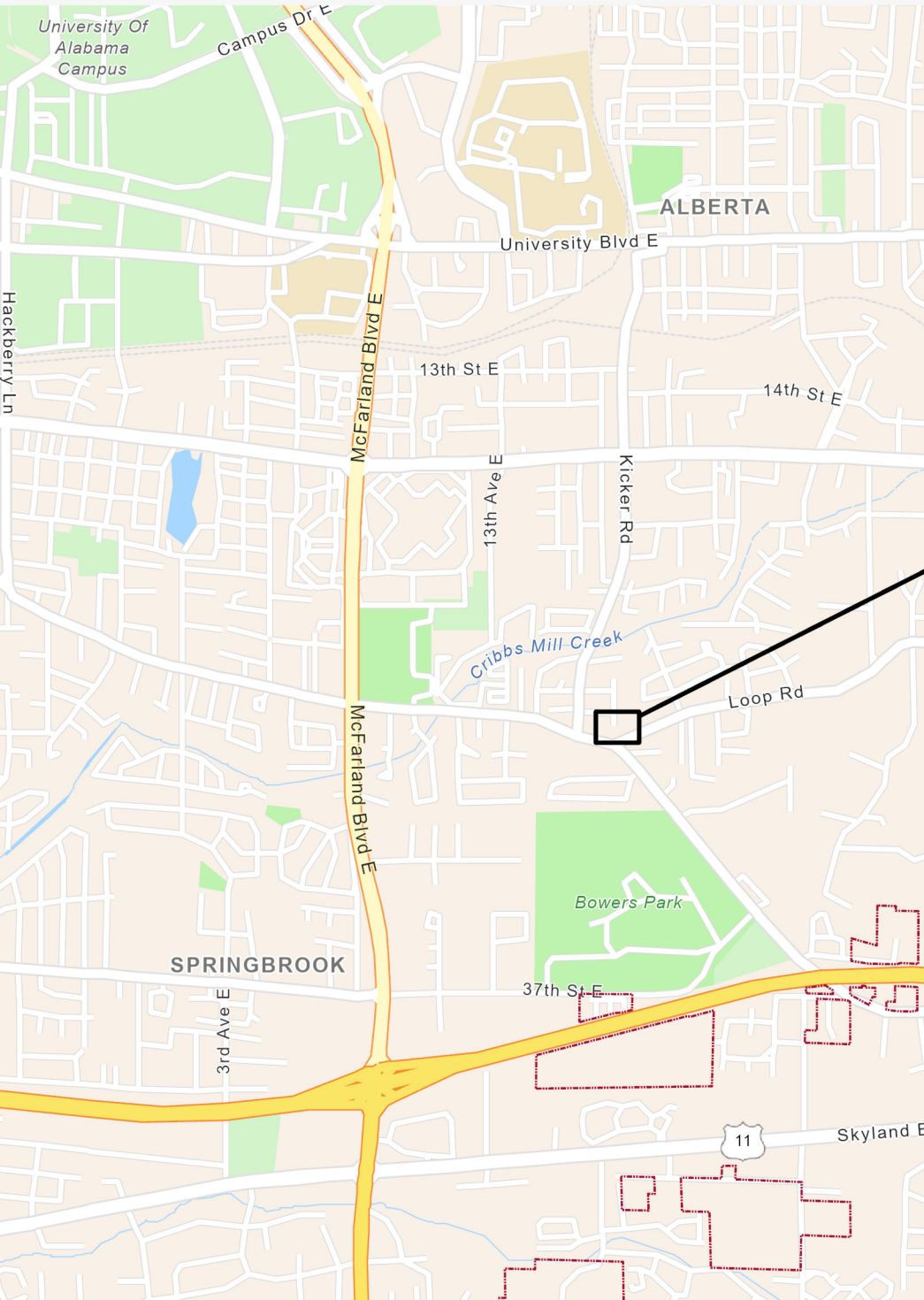
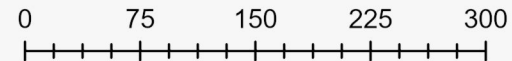
**PLEASE SUBMIT AN ELECTRONIC COPY OF
PAGE ONE (1) AND ANY NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development: 2201 University Boulevard, Annex III, 3rd FL planningcommission@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401



1812 Hargrove Road East

1 inch = 125 feet





1701 29th Avenue

1 inch = 71 feet
0 40 80 120 160



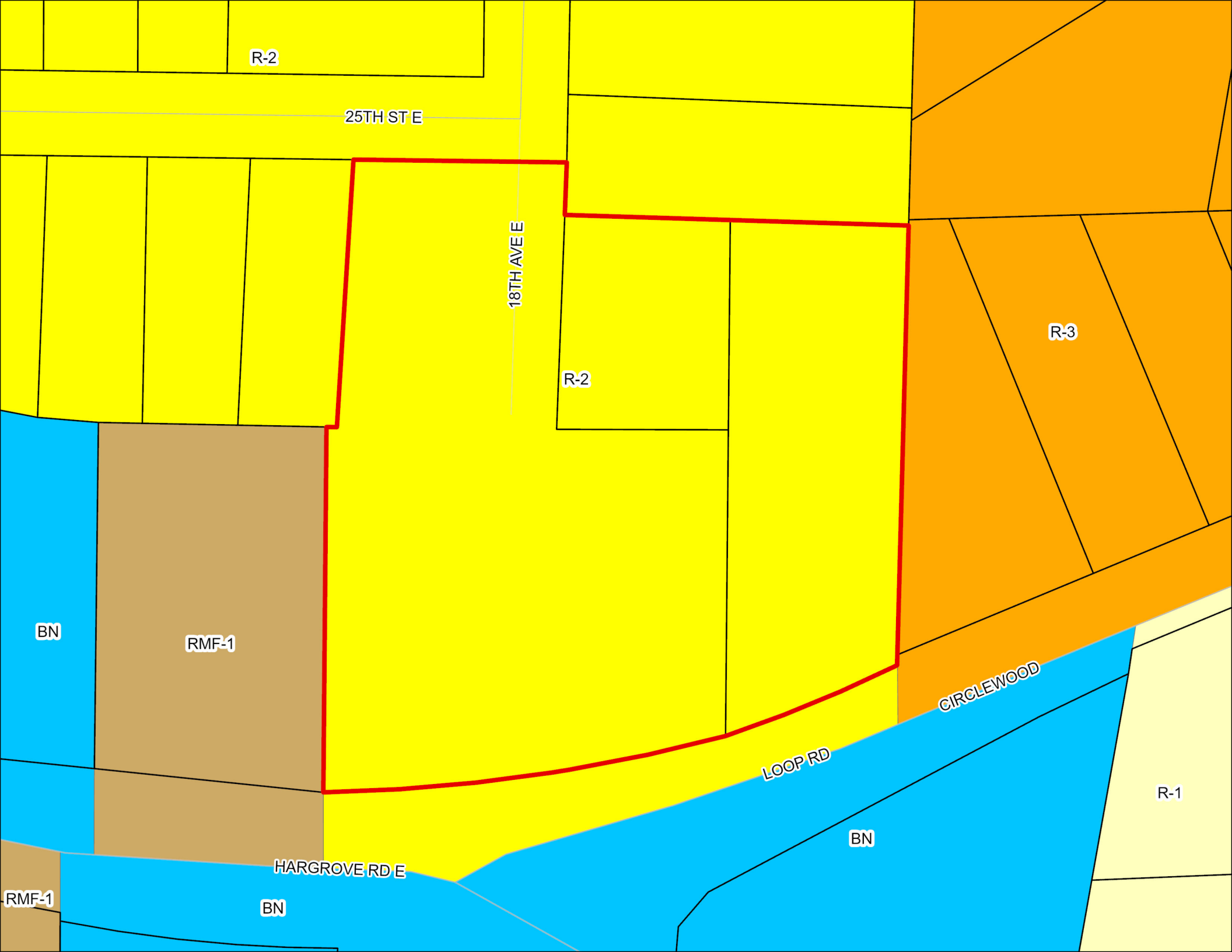
25TH STE

18TH AVE E

HARGROVE RD E

LOOP RD

CIRCLEWOOD



R-2

25TH ST E

18TH AVE E

R-2

R-3

BN

RMF-1

CIRCLEWOOD

LOOP RD

R-1

HARGROVE RD E

BN

RMF-1

BN

REZONING NOTICE

Public Hearing: September 19, 2022

What:
Tuscaloosa Planning and Zoning Commission to consider request to rezone property.

Where:
City Council Chambers
2201 University Boulevard

When: September 19, 2022 at 5:00 pm

Case Number: Z-21-22

Applicant: City of Tuscaloosa

Subject Property Address: 1812 Hargrove Road East

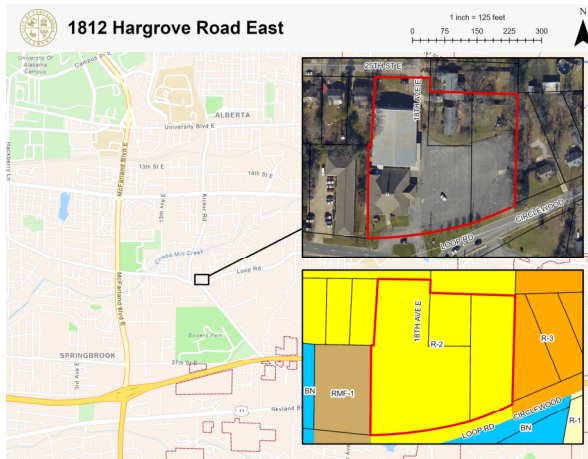
Property Size: Approximately 2.51 acres

Current Zoning: **Proposed**

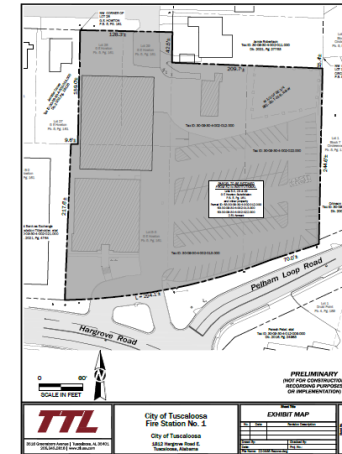
Zoning:
R-2 Institutional

Purpose of Request: The City of Tuscaloosa petitions to rezone approximately 2.51 acres located at 1812 Hargrove Road East from R-2 to Institutional. (Council District 6)

Existing Zoning Map



Proposed Site Plan



Interested in participating in the meeting?
Please refer to the back side for details on how to participate.

IF YOU RECEIVED THIS NOTICE BY MAIL, THE SUBJECT PROPERTY IS LOCATED IN YOUR IMMEDIATE AREA

Questions? Please visit www.tuscaloosa.com/planningcommission or contact the Planning Division of the Office of Urban Development at 248-5100