

PLANNING COMMISSION STAFF REPORT

September 19, 2022

Z-22-22

**GENERAL INFORMATION**

**Property Owner (x) Petitioner (x)**

Tuscaloosa County

**Requested Action and Purpose**

Rezone from R-1 to Institutional

**Location and Existing Zoning**

2352 Hargrove Road East – Zoned R-1

**Size and Existing Land Use**

16 acres total; Vacant

**Surrounding Land Use and Zoning**

North – Single-family residential, Zoned R-1

East – Single-family residential, Zoned R-1

South – Public healthcare facility, Zoned R-1

West – Church, Zoned R-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; James I Harrison Junior Parkway East, a Minor Arterial street.

**Physical Characteristics**

16 acres to be rezoned. The property is currently zoned R-1; single-family residential to the north and east, public healthcare facility to the south, and a church to the west.

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**SUBJECT PROPERTY**

**ANALYSIS**

In **Framework**, this property is identified in the Future Land Use and Character Map as Civic/Institutional (CI) (p. 40).

The CI designation includes “school campuses, large civic uses, hospitals, and city/ county/state/federally owned facilities. These sites often have a development pattern that is unique to each area and may differ significantly from their surroundings. Examples of the character type include the DCH Medical Center, Tuscaloosa Veterans Affairs Medical Center, and the Tuscaloosa National Airport.” (p. 40).

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 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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**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: \_\_\_\_\_

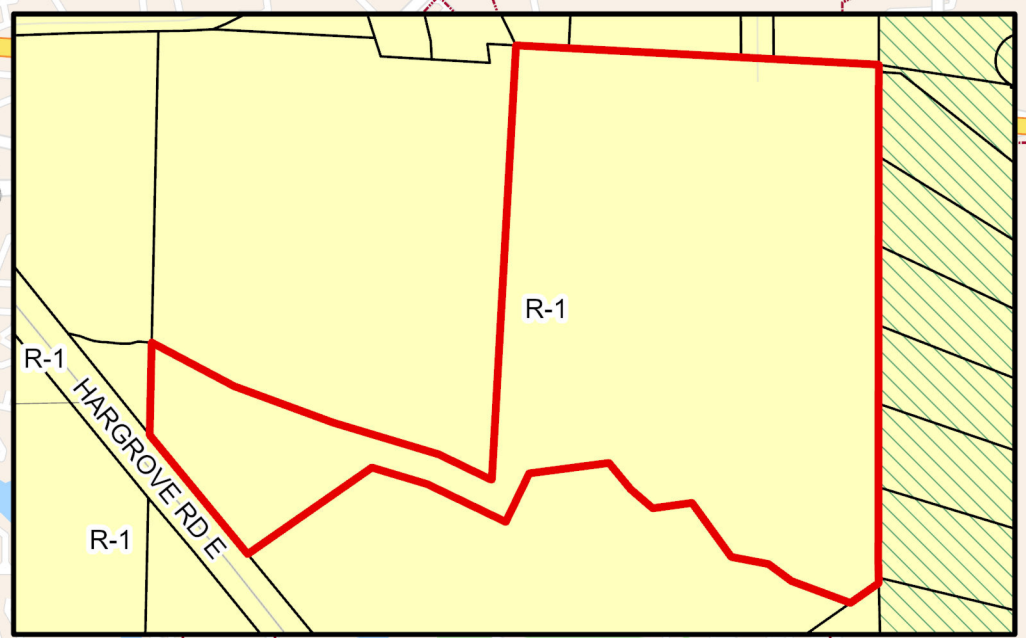
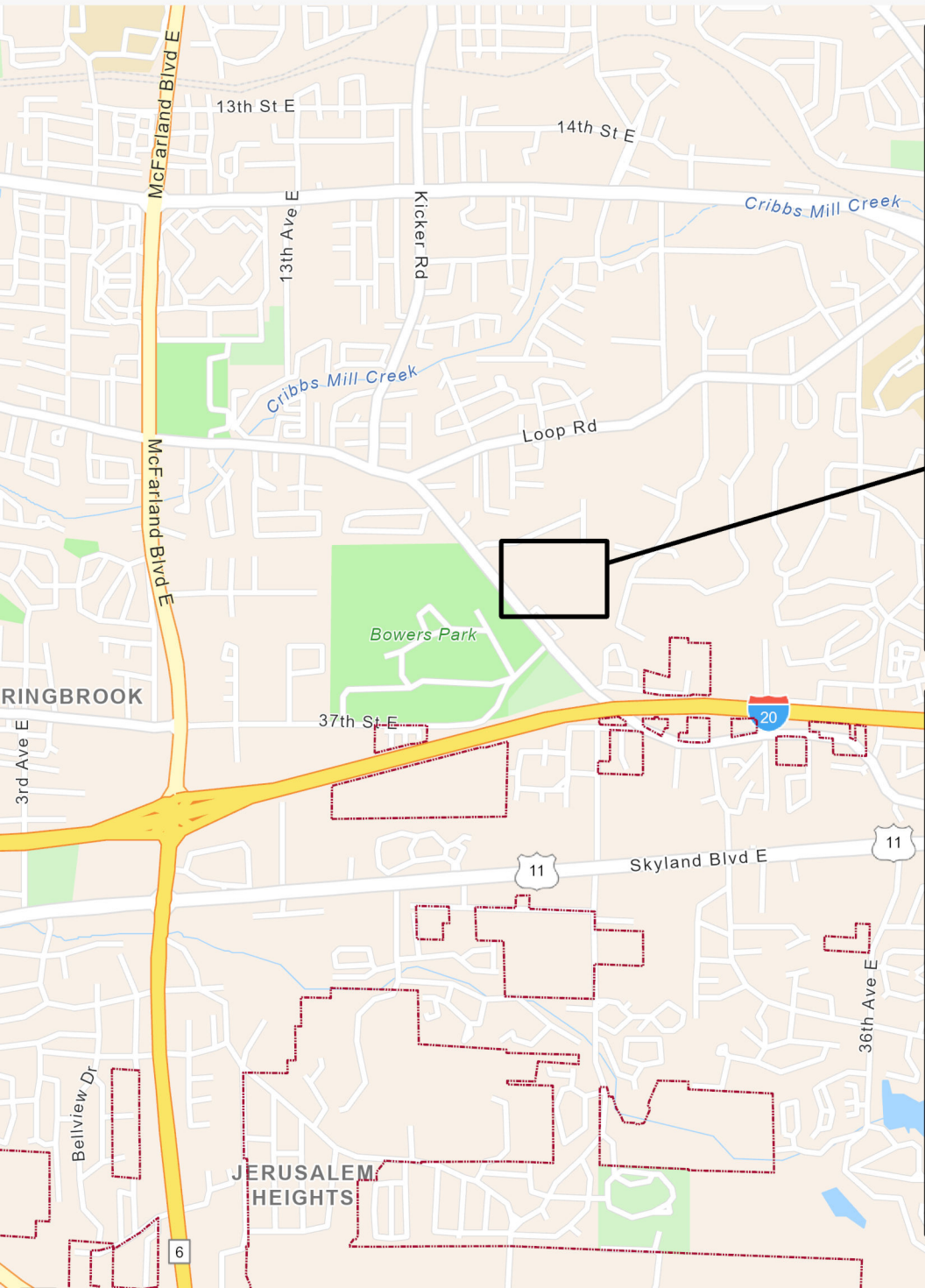
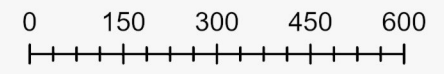
**PLEASE SUBMIT AN ELECTRONIC COPY OF  
PAGE ONE (1) AND ANY NECESSARY SUPPORTING MATERIALS TO:**

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



# 2352 Hargrove Road East

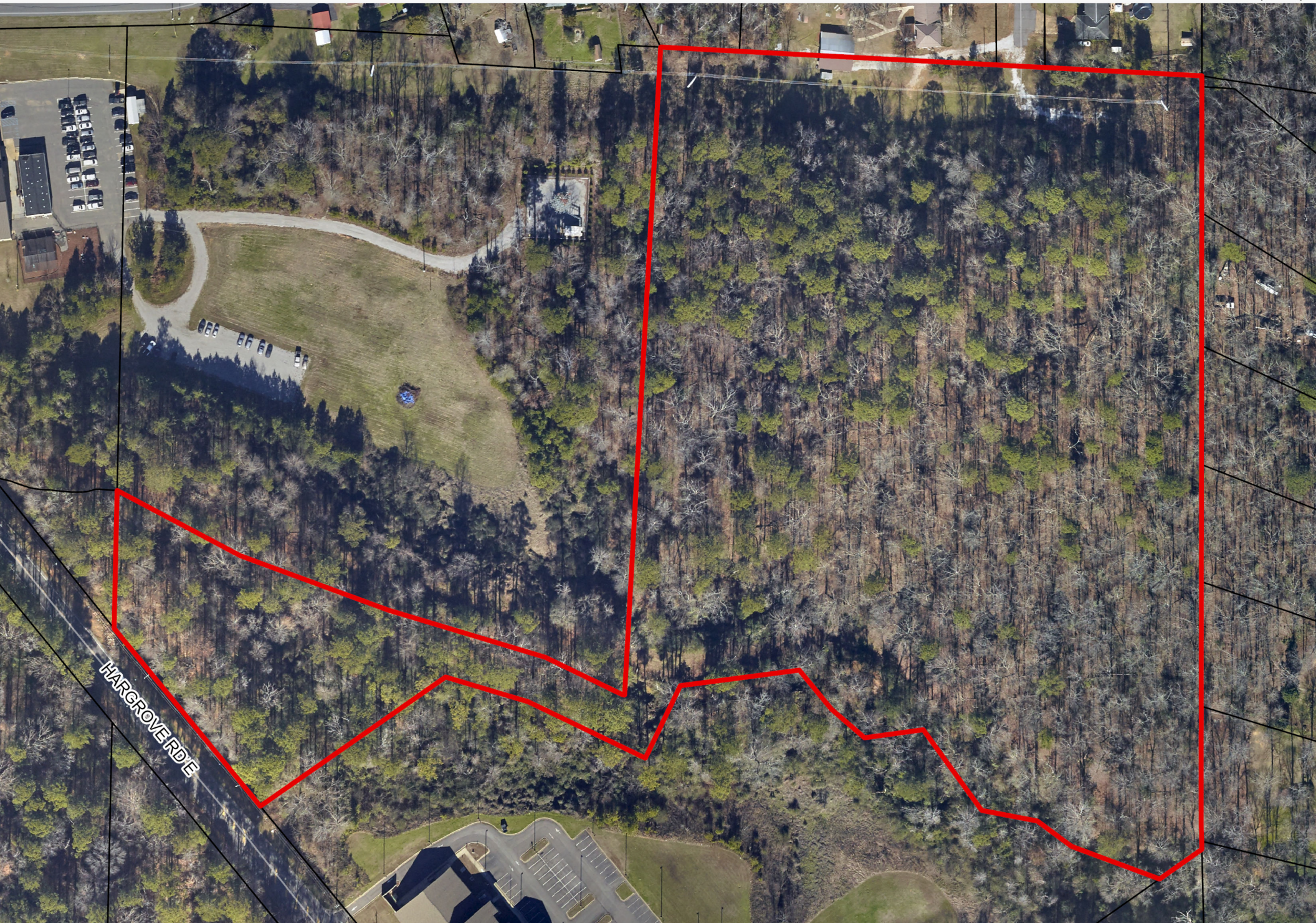
1 inch = 308 feet

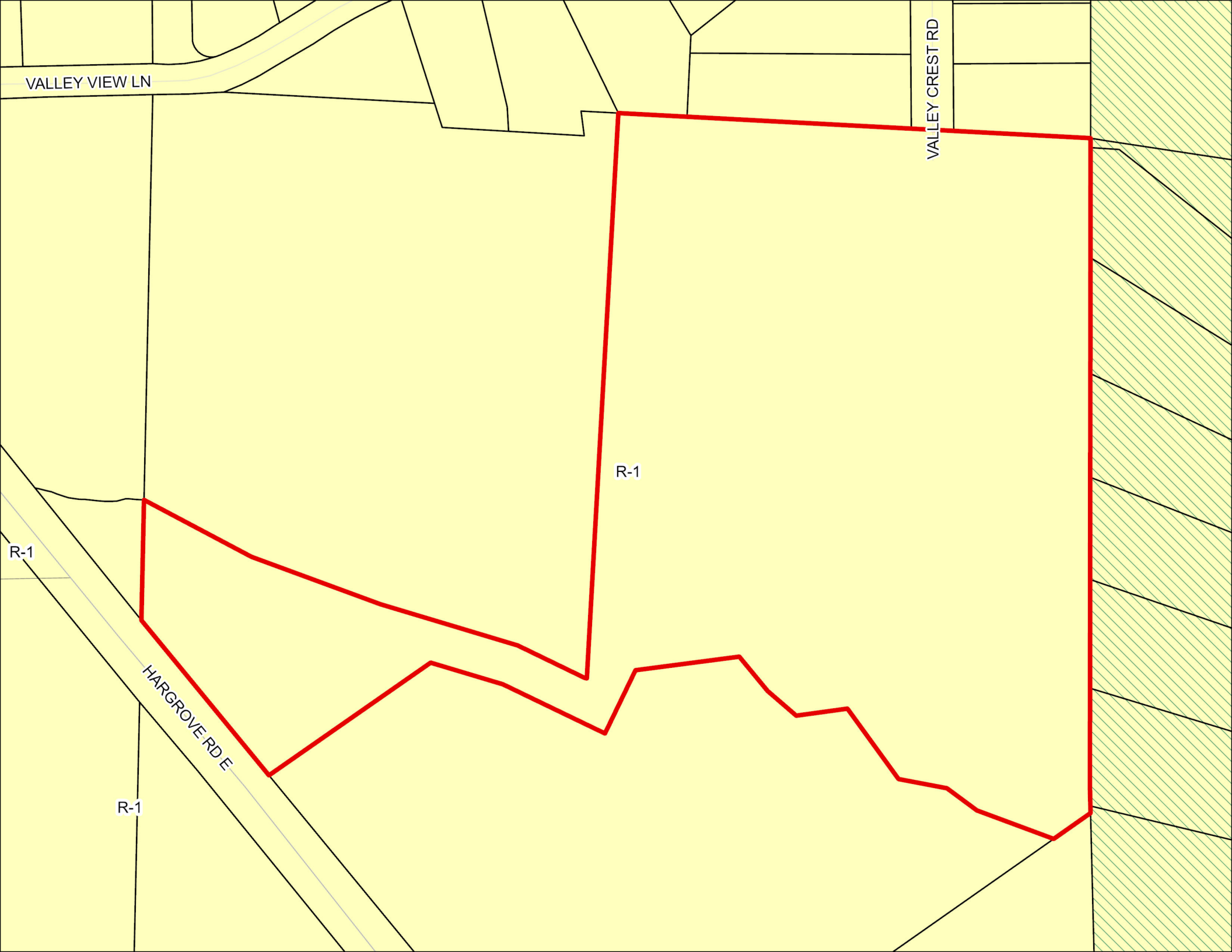




# 2352 Hargrove Road East

1 inch = 148 feet  
0 100 200 300 400





VALLEY VIEW LN

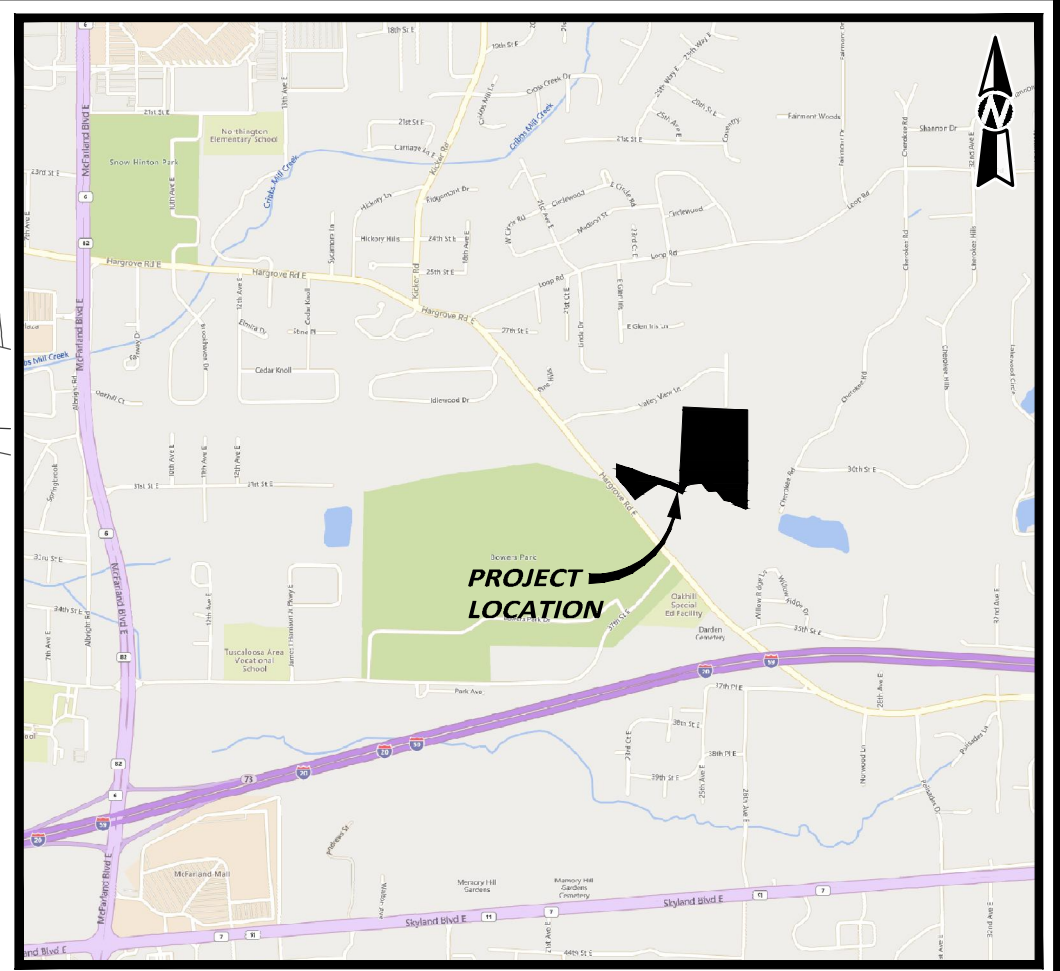
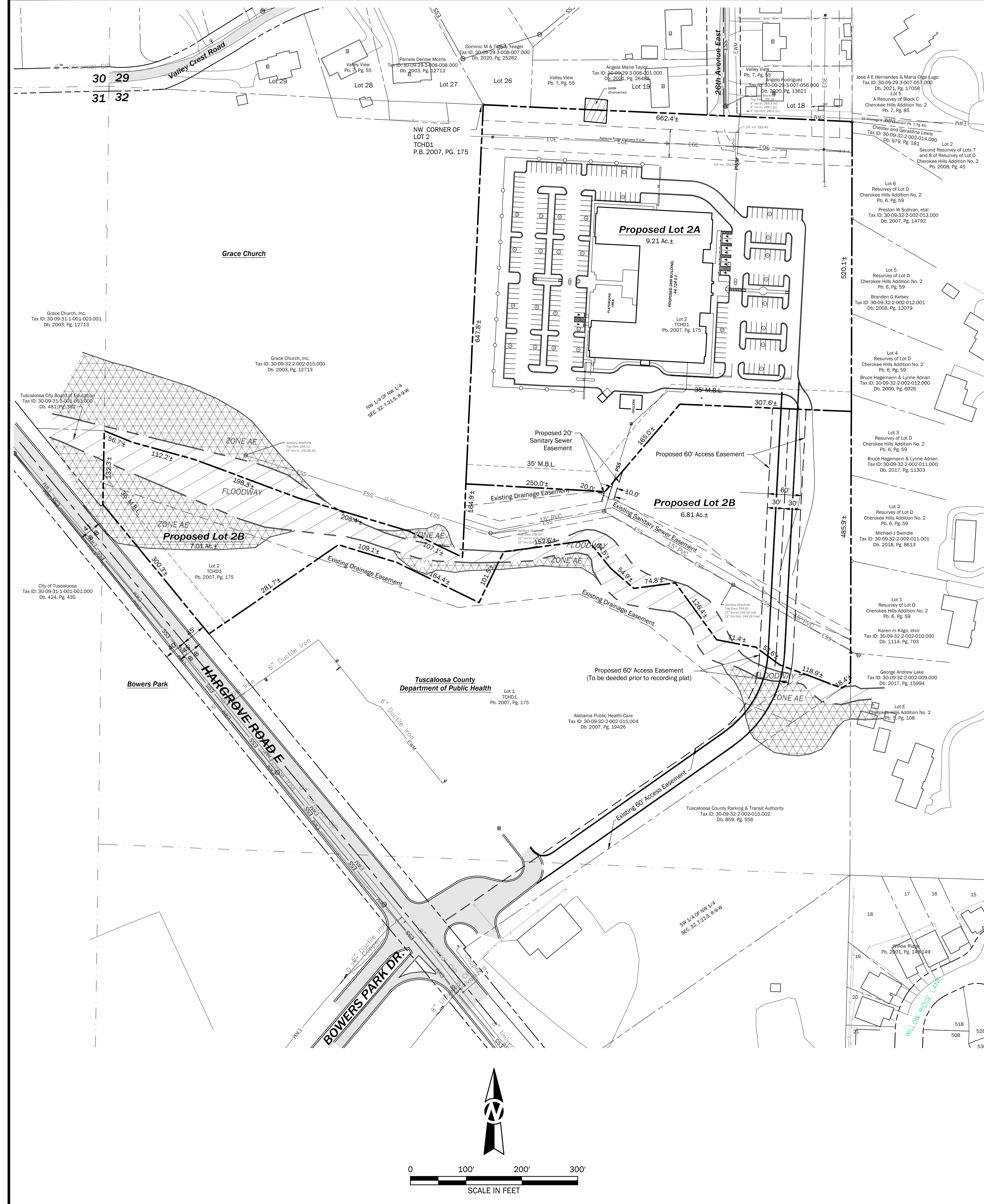
VALLEY CREST RD

R-1

R-1

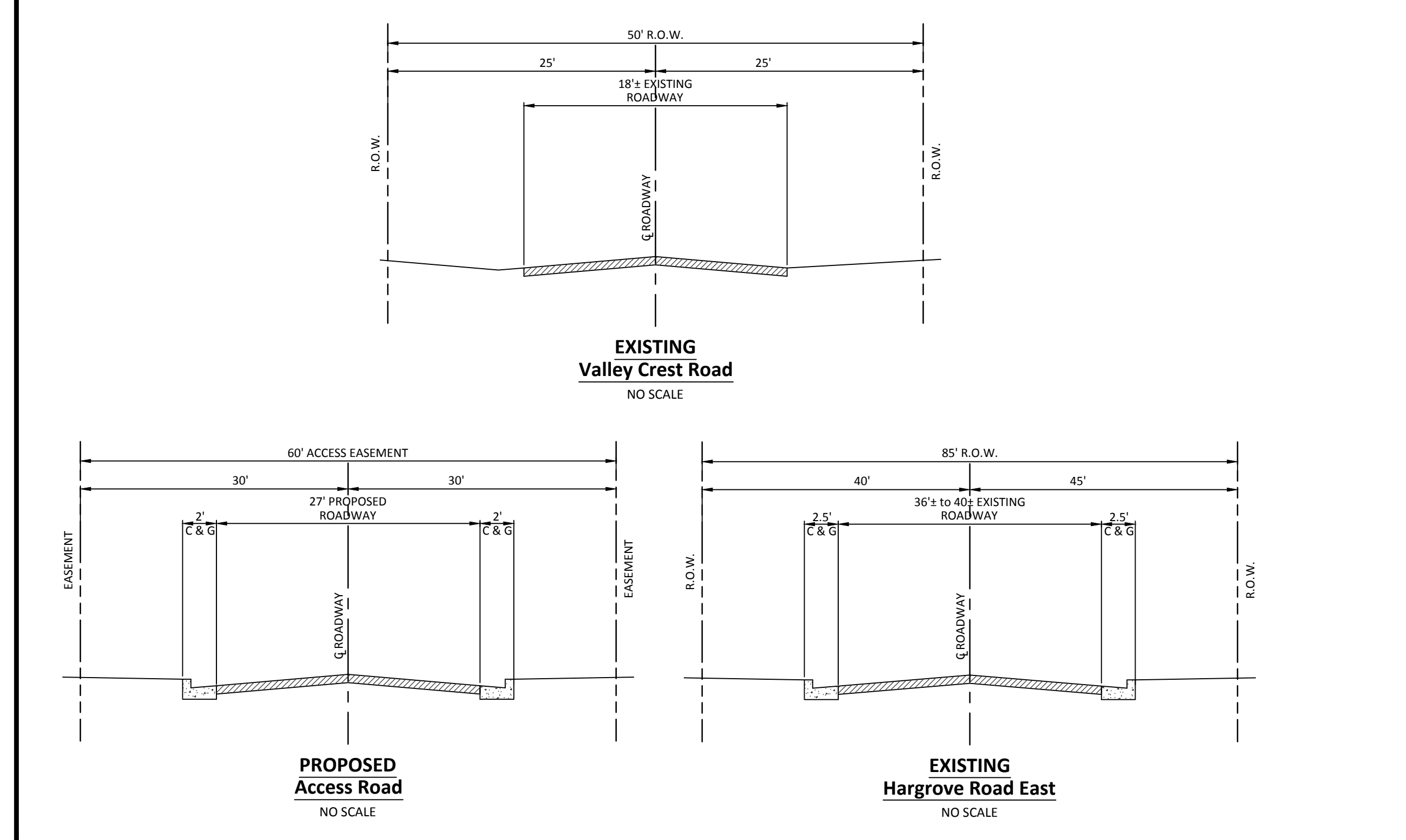
HARGROVE RDE

R-1



**SURVEY LEGEND**

---	EXISTING BOUNDARY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING PROPERTY LINE
---	EXISTING SUBDIVISION LOT LINE
---	EXISTING RAILWAY RAIL
---	EXISTING CHAIN LINK FENCE
---	EXISTING IRON FENCE
---	EXISTING WIRE FENCE
---	EXISTING WOOD FENCE
---	EXISTING SANITARY SEWER MAIN
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING STORM DRAIN
---	EXISTING WATER MAIN
---	EXISTING GAS MAIN
---	EXISTING OVERHEAD ELECTRICAL
---	EXISTING UNDERGROUND ELECTRICAL
---	EXISTING OVERHEAD CABLE TELEVISION
---	EXISTING UNDERGROUND CABLE TELEVISION
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING TRAFFIC SIGNAL LINE
---	EXISTING UNDERGROUND FIBER OPTIC
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER CLEANOUT
---	EXISTING STORM MANHOLE
---	EXISTING STORM DOUBLE WING INLET
---	EXISTING STORM SINGLE WING INLET
---	EXISTING STORM YARD INLET
---	EXISTING STORM GRATE INLET
---	EXISTING STORM JUNCTION BOX
---	EXISTING WATER VALVE
---	EXISTING WATER METER
---	EXISTING FIRE HYDRANT
---	EXISTING WATER SPOGOT
---	EXISTING GAS METER
---	EXISTING GAS VALVE
---	EXISTING MONITORING WELL
---	EXISTING ELECTRIC MANHOLE
---	EXISTING POWER POLE
---	EXISTING GUY ANCHOR
---	EXISTING LIGHT POLE
---	EXISTING GROUND/LANDSCAPE LIGHT
---	EXISTING ELECTRICAL BOX
---	EXISTING A/C PAD
---	EXISTING TELEPHONE MANHOLE
---	EXISTING TRAFFIC POLE
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING CABLE TELEVISION PEDESTAL
---	EXISTING AT&T MANHOLE
---	EXISTING BOLLARD
---	EXISTING MAILBOX
---	EXISTING SIGN
---	IRON PIPE / PIN FOUND
---	CAPPED REBAR FOUND
---	CONCRETE MONUMENT SET
---	CONCRETE MONUMENT FOUND
---	PK NAIL FOUND
---	CAPPED REBAR SET (CA-1142)
---	POINT NOT MONUMENTED
---	SECTION
---	TOWNSHIP
---	RANGE
---	R.O.W.
---	MINIMUM BUILDING LINE
---	MAP BOOK
---	DEED BOOK
---	PAGE
---	RECORD DIMENSION
---	EXISTING CONCRETE PAVEMENT
---	EXISTING ASPHALT PAVEMENT
---	EXISTING BRICK PAVERS
---	EXISTING BUILDING
---	EXISTING GRAVEL DRIVE
---	EXISTING RIPRAP LINING



- NOTES:**
- No title search was performed with this survey.
  - All underground utilities may not be shown hereon. Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
  - Sources of Title: Db. 134, Pg. 357
  - Current Zoning: R1
  - A part of this property lies in a special flood hazard area, from information taken from FEMA Firm Panel No. 01125C0517 G and shown hereon by graphic plotting.
  - Total Area of Property Subdivided is 16.02± Ac.
  - Total Area Under Control of Developer is 16.02± Ac.
  - Variances Requested: Sidewalk Requirement, Drainage Study
  - Owner/Developer of property being subdivided: Tuscaloosa County, Alabama, 714 Greensboro Avenue, Tuscaloosa, AL 35401
  - Lot 2A is denied access to 26th Avenue East (per recorded plat P.B. 2007, P. 175).
  - The purpose of this subdivision is to divide existing Lot 2 into two lots for the proposed Department of Human Resources Facility.

<p>3516 Greensboro Avenue   Tuscaloosa, AL 35401 205.345.0816   www.ttlusa.com</p>	<p><b>DHR Subdivision</b></p> <p>Being a resurvey of Lot 2, TCHD1 Subdivision Plat Book 2007, Page 175</p> <p><b>GMC, LLC</b></p> <p>Hargrove Road East Tuscaloosa, Alabama</p>		<p>Sheet Title</p> <p><b>Proposed Site Plan</b></p>	<p>Sheet No.</p> <p><b>7</b></p>				
	<p><b>PRELIMINARY</b> NOT FOR CONSTRUCTION RECORDING PURPOSES OR IMPLEMENTATION</p>				<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revision Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>Drawn By: GNF      Checked By: EMH Date: 08/22/2022      Proj. No.: 22-01-0284.00 File Name: 22-0284-PrelPlat.dwg</p>	No.	Date	Revision Description
No.	Date	Revision Description						



# 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-22-22

**Applicant:** Tuscaloosa County

**Subject Property Address:** 2352 Hargrove Road

**Property Size:** Approximately 16 acres

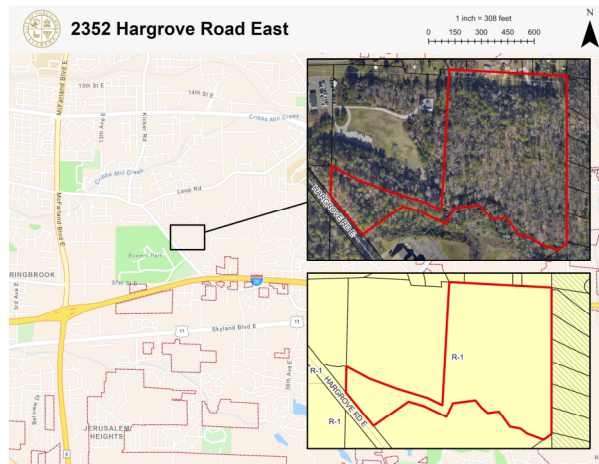
**Current Zoning:** R-1  
**Zoning:** Proposed

R-1

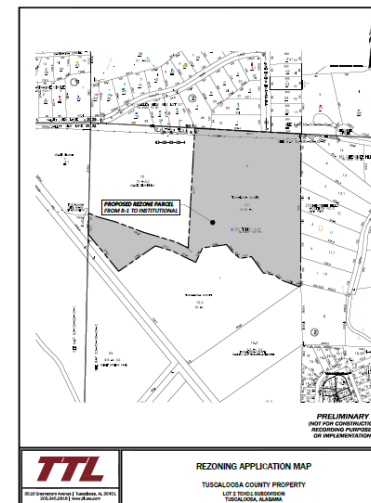
Institutional

**Purpose of Request:** Tuscaloosa County petitions to rezone approximately 16 acres located at 2352 Hargrove Road East from R-1 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](http://www.tuscaloosa.com/planningcommission) or contact the Planning Division of the Office of Urban Development at 248-5100