

PLANNING COMMISSION STAFF REPORT
September 19, 2022

DROD-06-22

GENERAL INFORMATION

Property Owner (x) Petitioner (x)

Hien Atkins LLC

Location and Existing Zoning

2605 11th Street; Zoned BGO (DROD)

Size and Existing Land Use

0.24 acres total; Commercial

Nature of Project

Construction of a two-story building addition and the enclosure of an existing front porch.

Description of Proposed Work

The applicant proposes to construct a two-story addition to an existing building that currently houses a salon. The addition on the first floor will consist of 1,112 square feet for a weight-loss clinic with a nurse practitioner serving three to four exam rooms. The proposed second-floor of the addition will provide a break area for staff consisting of 322 square feet with access via an exterior staircase. The applicant also proposes to enclose the existing front porch that fronts 11th Street. This enclosure will allow for an additional 322 square feet of lobby/waiting space.

Vehicular traffic will enter the development from Lurleen B Wallace Blvd S and exit the development onto 11th Street. Pedestrian access is already in place and will continue to be provided via a public walkway extending from the corner of 11th Street at Lurleen B Wallace Blvd S, and continuing down towards the intersection of 12th Street and Lurleen B Wallace Blvd S. The zoning of this property requires an additional six parking spaces, and the applicant is providing eight.

The petitioner has stated that the design intent of this proposal is to use stucco for the porch enclosure, and hardie board siding for the two-story addition. Other materials include a wooden or steel exterior staircase, vinyl windows, and a glazed aluminum storefront facing Lurleen B Wallace Blvd S.

See site plan and elevations for further details.

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Subject Property

Staff Comments

Overall, the development proposal meets the intent of the Downtown Riverfront Overlay standards and guidelines in accordance with [Section 24-230\(b\)](#).



TUSCALOOSA

D/R OVERLAY DISTRICT PERMIT APPLICATION

Please complete all of the following required fields:

Property

Address of premises affected: 2605 11th Street, Tuscaloosa, AL 35401

Owner

Name: Hien Atkins LLC Phone: (205) 248-2636 Email: customerservice@hienatkins.com

Address: 2605 11th Street, Tuscaloosa, AL 35401

Applicant (if different from owner)

Name: Phone: Email:

Contractor or Architect

Name: Ward Scott Morris Architecture, Inc. Phone: 205-345-6110 Email: jmorris@ward-scott.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.
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 SUBMITTIAL REQUIREMENTS ON THE FRONT & BACK OF THIS APPLICATION

Applicant: [Signature] Date: 08/12/22

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

Addition to Hien Atkins Salon

2605 11th Street, Tuscaloosa, AL 35401

Project Narrative:

Contained below is a description of the proposed building addition at the subject address for a weight-loss clinic. The following points demonstrate consistency with the Downtown/Riverfront Overlay District standards and guidelines.

General Project Description:

The proposed project contains an addition to an existing building housing a salon. The proposed addition will be a weight-loss clinic with a nurse practitioner serving 3-4 exam rooms. A second-floor break area for staff is included. The existing front porch will be enclosed with new stucco siding to create an enlarged waiting area for patrons. No additional chairs for the salon are proposed with the enclosure of the porch.

Regarding the character and appearance of the building, the design intent is to match the appearance of the existing structure. The exterior will be mostly vinyl siding matching existing with stucco at the main entrance. All proposed materials are intended to match the current facility in color, type, and material.

The applicant also wishes to consolidate two parcels of property as follows:

Parcel No.: 31-05-22-4-020-005.000

Date Purchased: 5/1/2020

Lot Size: +/- 4551 sf

Existing Buildings or Structures: Wood Framed Building with Vinyl Siding (Salon)

Parcel No.: 31-05-22-4-020-004.000

Date Purchased: 8/4/2021

Lot Size: +/- 987 sf

Existing Buildings or Structures: None

The following is a specific description of conformance with Section 24-230 of the City of Tuscaloosa Code of Ordinances.

Specific Standards and Guidelines (Sec. 24-230 (b)):

(1) Buildings

- a. Floor Area Ratio (Standard): The building currently has a FAR of 0.33. The proposed development will have a floor area ratio of 0.58, which, while not meeting the requirement, increases it approaching the standard of greater than 1.0.
- b. Building Line (Standard): All proposed building faces adjacent to front property lines are located approximately 2 feet from the ROW. No drive-thrus are proposed.
- c. Building Height (Standard): The building is two stories in height and the entirety of the facility is commercial use.
- d. Townhouse (Standard): The project does not contain townhouses.

- e. Building Façades (Standard): The street facing façades contain the following materials as follows:
 1. Concrete Block of Concrete Masonry Units: 8.5 Percent
 2. Steel, aluminum, vinyl, wood, or fiberglass siding: Balance of Façade (Existing unmodified)
 3. Materials that attempt to look like traditional materials such as fiberglass molded panels: 0 Percent
 4. Exterior insulation and finish systems (EIFS) building materials: < 5% Percent
 5. The balance of building materials on the building addition shall be Hardie Plank Cementitious Siding
- f. Outside Storage (Standard): The building will not have any outside storage.
- g. Awning Lighting (Standard): No awning lighting will be included.
- h. Awnings (Guideline): No awnings will be included.
- i. Façade Transparency (Guideline): At street level, the addition's façade is 18% transparent containing ground floor doors and windows. The existing facility is <15% transparent including all doors and windows across both street frontages.
- j. Design Cohesion (Guideline): The building consists of an addition to an existing facility constructed as a residence. The addition intends to maintain the character of the existing facility.
- k. Historic Buildings (Guideline): Not Applicable. Existing building is not a contributing historic structure.
- l. Architectural Character (Guideline): Not Applicable. Proposed location is not in the BC district.
- m. Building Entrances (Guideline): The primary building entrances will be accentuated with recesses.
- n. Façade divisions (Guideline): The façade matches that of the existing facility divided into three bays on the front façade and a single bay on the side.
- o. Blank Walls (Guideline): No blank walls are proposed. Blank wall at side is on existing unmodified structure.
- p. Lower Floors (Guideline): Both sides facing the right of way are single story in appearance.
- q. Painted Brick (Guideline): The brick veneer of the building at the current front porch has been painted previously and is unmodified by the proposed construction.
- r. False Fronts (Guideline): No false fronts, false stories or pent eaves are proposed.
- s. Galleries and balconies (Guideline): Not applicable. No galleries or balconies are proposed.

(2) Pedestrian-oriented development

- a. Street-Level Façades (Standard): No modifications to the front façade is proposed modifying the interaction with the sidewalk. Existing steps and ramp are to remain. Existing side porch is non-functional due to its shallow nature and proximity to Lurleen Wallace South.
- b. Sidewalks (Standard): Sidewalks are existing and to remain unmodified.
- c. Continuity (Guideline): Pedestrian oriented frontage on 11th Street is unmodified. The frontage on Lurleen Wallace South is vehicle-oriented.
- d. Driveways (Guideline): The development maintains a driveway on Lurleen Wallace Boulevard South and 11th Street. The proposal intends to remove a driveway on Lurleen Wallace South.

(3) Roofs

- a. Parapets (Guideline): Building is not in BC District. Roofline is intended to be cohesive with existing facility.
- b. HVAC Equipment (Guideline): HVAC equipment will be on the ground level and shielded from public view on the west side of the building.

(4) Lighting

- a. Fixtures (Standard): Fixtures shall direct lumens toward inward boundaries of the property.
- b. Neon Lighting (Standard): No neon lighting is proposed.
- c. Aesthetic Appeal (Guideline): Lighting is intended to highlight the aesthetic appeal of the building.

(5) Signage:

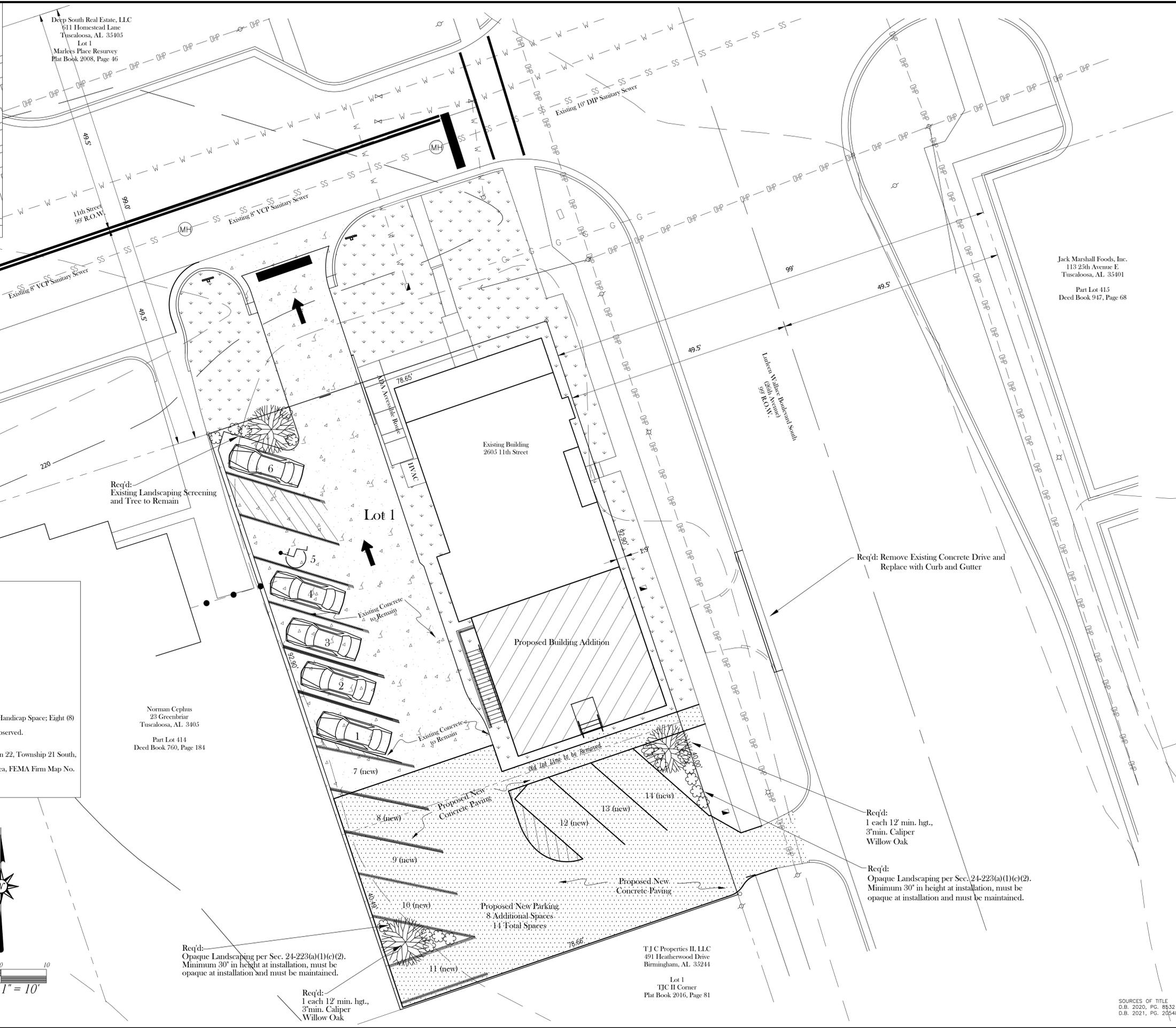
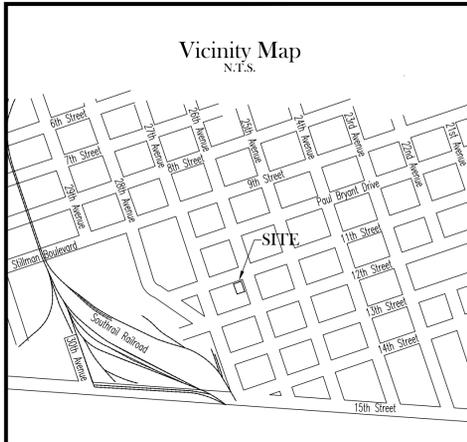
Signage is existing and intended to be unmodified. Any future signage will be provided under separate permit.

(6) Off-Street Parking and Loading

- a. Location (Standard): Parking is provided behind the building with access from Lurleen Wallace Boulevard South. The loading area for service occurs at the rear of the building.
- b. Parking (Guideline): 8 additional parking spaces are intended for the proposed addition which require 6 parking spaces per practitioner (Sec. 24-122(a)). Balance of facility has previously received variances for parking and will receive two additional parking spaces as the result of the development.
- c. Structured Parking Uses (Guideline): Not applicable. No structured parking.
- d. Structured Parking Screening (Guideline): Not applicable. No structured parking.
- e. Surface Parking Screening (Guideline): Landscaping screening will be provided.
- f. Parking Islands (Guideline): No rows of greater than 10 spaces are proposed.
- g. Loading Facility Screening (Guideline): Service loading areas are provided at the rear of the building.

(7) Streetscape

- a. Compatibility (Guideline): The streetscape will be compatible with the adjacent properties. Streetscape landscaping along the corner of University Boulevard and Lurleen Wallace Boulevard South will be integrated with the streetscape design.
- b. Features (Guideline): Features will be appropriate for their location and indicative of their function and easy to maintain. Outdoor seating will be provided for the restaurant at the canopy areas.
- c. Landscaping Treatments (Guideline): Landscaping will be provided around parking and service areas.
- d. Planters (Guideline): Not applicable. No outdoor dining is proposed.
- e. Utility and Mechanical Equipment (Guideline): Utility and mechanical equipment will be located on the west side of the building outside of view from the ROW.
- f. Dumpster Screening (Standard): Not applicable. No dumpster service is proposed. Facility uses City of Tuscaloosa garbage receptacles.
- g. Screening Materials (Standard): Materials for screening walls will be the same as those used on the building.
- h. Utility Connections (Guideline): Utility Connections are located on the west side of the existing building off of the ROW and will remain in this location.



Owner/Developer:
Hien Atkins, LLC
2080 Laurel Lake Drive
Tuscaloosa, AL 35405

Engineer/Land Surveyor:
Al Cabaniss, PE, PLS
Cabaniss Engineering, Inc.
P.O. Box 020440
Tuscaloosa, AL 35402

Property Address: 2605 11th Street
Property Zoning: BGO-DROD

Notes:
1) Buildings: One (1) Existing Building; Proposed Building Addition.
2) Parking: Existing Five (5) Standard Parking Spaces and One (1) Handicap Space; Eight (8) Additional Parking Spaces Proposed.
3) There are no Zoning Setbacks. Building Code separations shall be observed.
4) Total Acreage under Control of Developer: 0.24 Acres +/- (10,473 sq ft)
5) Total Acreage to be Subdivided: 0.24 Acres +/- (10,473 sq ft)
6) Subject property is located in the Part of the SW¼ and SE¼ of Section 22, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
7) The subject property is not located within a Special Flood Hazard Area, FEMA Firm Map No. 01125C0504F, dated September 28, 2007.
8) An ALDOT Permit must be obtained prior to LDP Issuance.

LEGEND

● IRON PIN FOUND(SIZE)	(s) SURVEY DIMENSION
○ 1/2" IRON PIN SET	(p) PLAT DIMENSION
▭ CONCRETE	(d) DEED DIMENSION
○ UTILITY POLE	DB DEED BOOK
○ UTILITY POLE W/ GUY	PB PLAT BOOK
○ NOT TO SCALE	Pp PAGE
○ CONCRETE MONUMENT FOUND	ROW RIGHT-OF-WAY
○ WOODEN FENCE	MBL MINIMUM BLDG LINE
○ OTHER FENCE	○ CHAIN LINK FENCE
○ SANITARY SEWER	○ POINT NOT MONUMENTED
○ OVERHEAD POWER	○ LIGHT POLE
○ UNDERGROUND POWER	○ SANITARY SEWER MANHOLE
○ GAS LINE	○ TELEPHONE PEDESTAL
○ TELEPHONE/CABLE LINE	○ POWER TRANSFORMER/TRANSCLUSER
○ WATER VALVE	○ FIRE HYDRANT
○ WATER METER	○ DRAINAGE STRUCTURE

DO NOT ENTER SIGN

Scale 1" = 10'

Norman Cephus
23 Greenbriar
Tuscaloosa, AL 3405
Part Lot 414
Deed Book 760, Page 184

TJ C Properties II, LLC
491 Heatherwood Drive
Birmingham, AL 35244
Lot 1
TJ C Corner
Plat Book 2016, Page 81

Req'd:
Opaque Landscaping per Sec. 24-223(a)(1)(c)(2).
Minimum 30" in height at installation, must be opaque at installation and must be maintained.

Req'd:
1 each 12' min. hgt.,
3"min. Caliper
Willow Oak

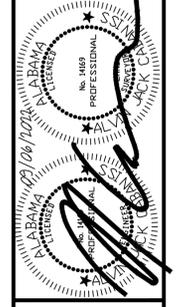
Req'd: Remove Existing Concrete Drive and Replace with Curb and Gutter

Req'd:
1 each 12' min. hgt.,
3"min. Caliper
Willow Oak

Req'd:
Opaque Landscaping per Sec. 24-223(a)(1)(c)(2).
Minimum 30" in height at installation, must be opaque at installation and must be maintained.

Jack Marshall Foods, Inc.
113 25th Avenue E
Tuscaloosa, AL 35401
Part Lot 415
Deed Book 947, Page 68

DROD Site Plan & Preliminary Plat
MedSpa Tuscaloosa
Part of Lot 414 Original Survey of the City of Tuscaloosa
Plat Book A, Page 2
Tuscaloosa, Alabama



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Cabaniss Engineering Inc.
Professional Engineers and Land Surveyors
Court House Plaza 600 Larleen Wallace Boulevard South Suite 140
P. O. Box 020440 Tuscaloosa Alabama

JOB NO:	20-04-007
DATE OF SURVEY:	04/23/2020
FB/PG:	334/8
FILE NAME:	2004007.dwg
DATE:	08/12/2022
SCALE:	1" = 10'
DWN/CHK BY:	TJS/AJC
REVISION:	09/06/2022-landscaping
SOURCES OF TITLE:	D.B. 2020, PG. 8532 D.B. 2021, PG. 20548
SHEET:	1 of 1

F:\PROJECTS\2022\22-018.dwg (22-018) SHEETS\A201 EXTERIOR ELEVATIONS.dwg, 9/6/2022 10:37:19 AM, jmorris, ARCH_D (24.00 x 36.00 Inches), 1:1, COPYRIGHT: WARD SCOTT ARCHITECTURE, INC.



HEIN ATKINS BEAUTY LOUNGE & MEDSPA
BUILDING ADDITION
2605 11TH STREET, TUSCALOOSA, ALABAMA 35401
HIEN ATKINS

CONSTRUCTION DOCUMENTS

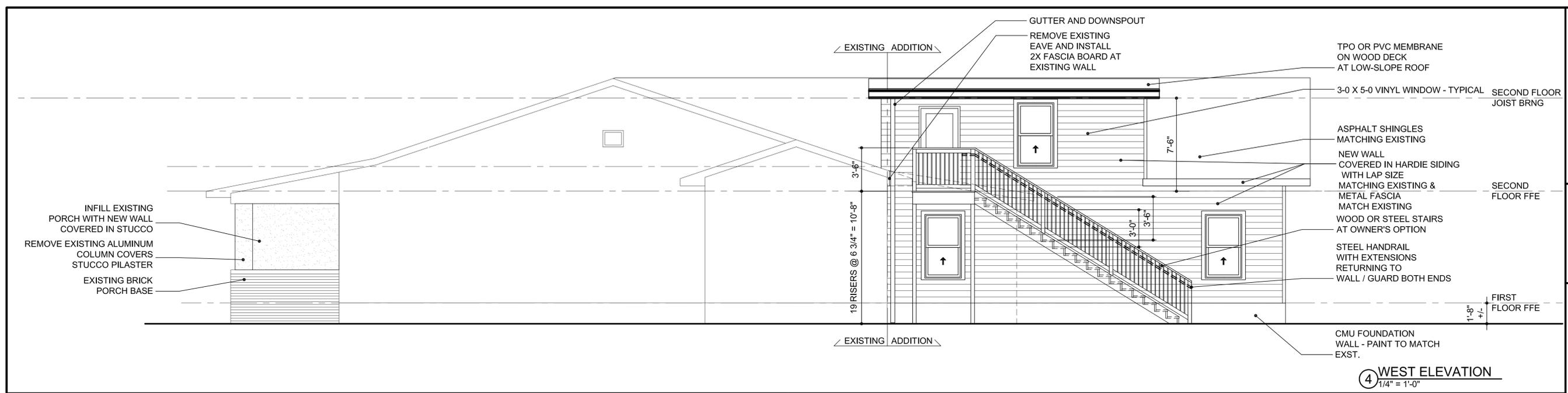
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REVISIONS

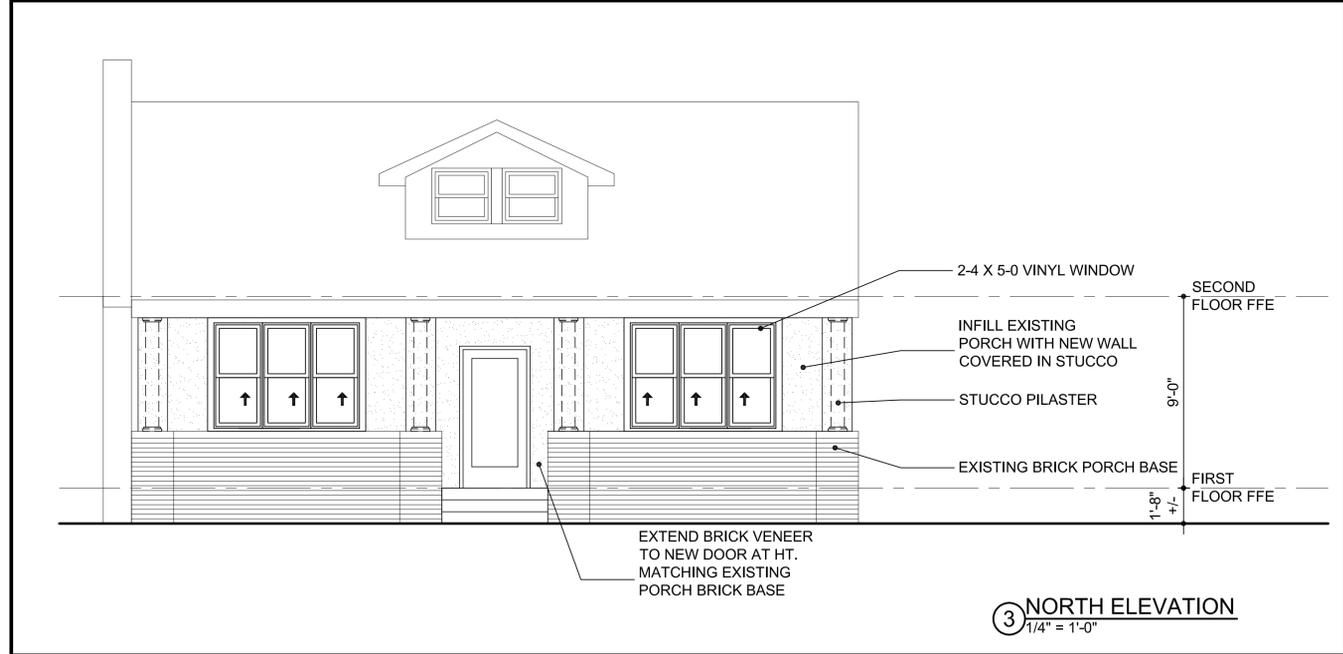
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EXTERIOR ELEVATIONS

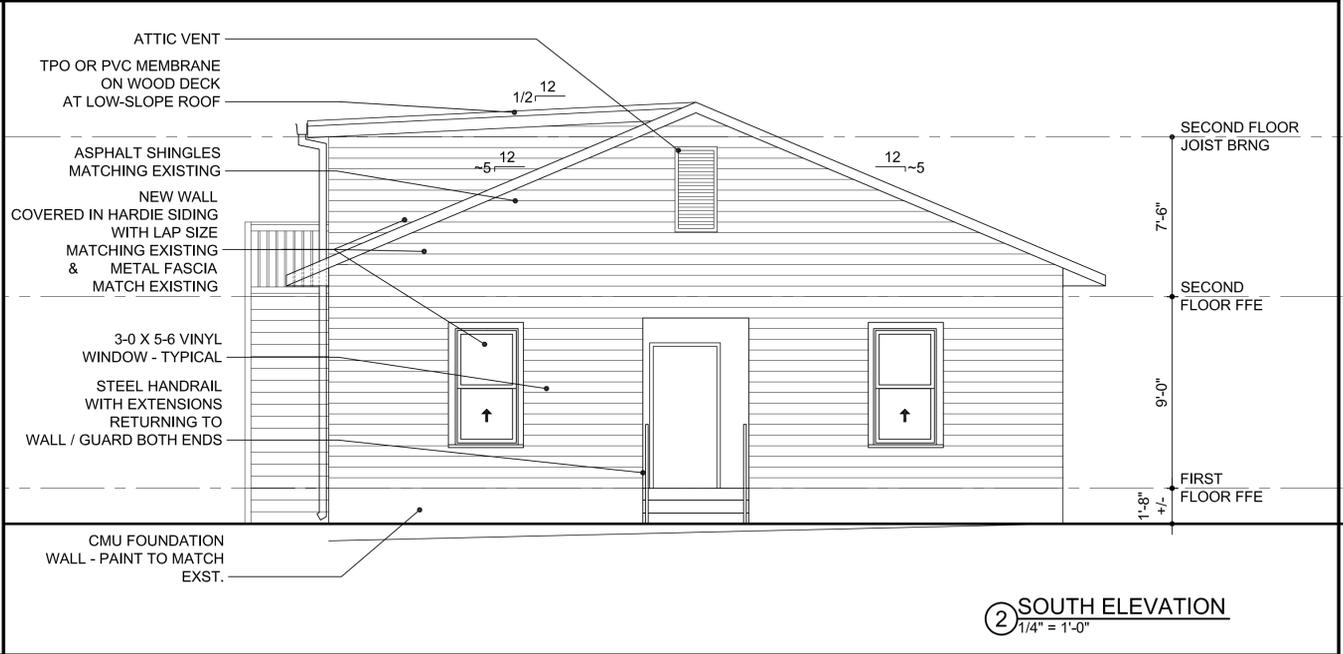
A201



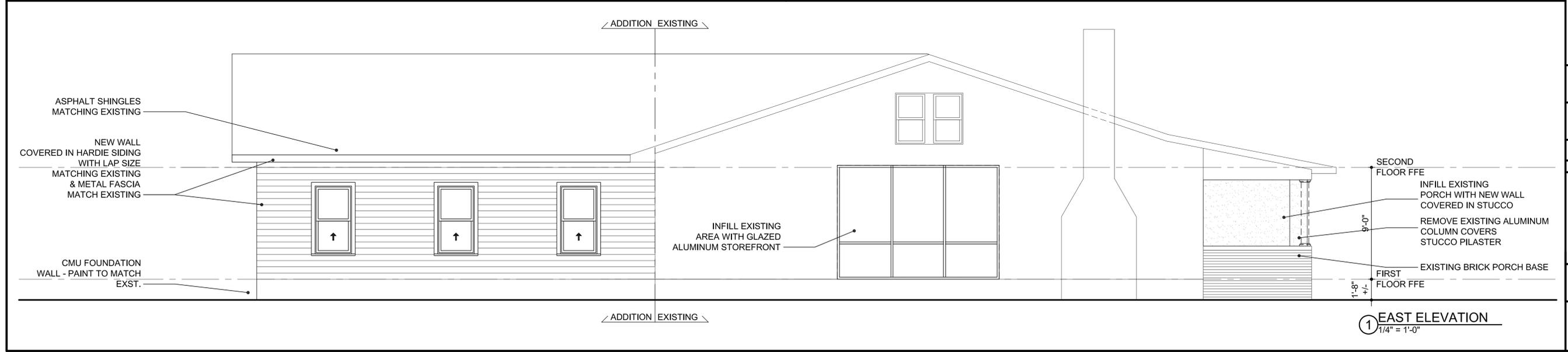
4 WEST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"