

PLANNING COMMISSION STAFF REPORT

December 19, 2022

Z-35-22

GENERAL INFORMATION

Property Owner (x) Petitioner (x)

Michael Jones

Requested Action and Purpose

Rezone approximately 1.51 acres from BN to ML to allow for an additional warehouse and office addition on site.

Location and Existing Zoning

3507 McGee Road, Zoned BN

Size and Existing Land Use

1.51 acres total; industrial office

Surrounding Land Use and Zoning

North – Residential, not located within city limits (PJ)

East – Single-family residential, zoned R-1

South – Commercial, Zoned BN

West – Residential, zoned BGO

Applicable Regulations

The Industrial Districts are created to provide minimum standards for the development and use of three (3) classes of industrial uses. In ML Light Industrial Districts, industrial facilities and uses are permitted whose appearance and normal operating characteristics will have substantially no adverse effects upon adjacent property. In MG General Industrial Districts, industrial facilities and uses are permitted whose normal operating characteristics require a moderate degree of regulation and geographic separation to prevent adverse effects upon other property. In MH Heavy Industrial Districts, industrial facilities and uses are permitted whose operating characteristics are potentially harmful to many kinds of adjacent uses, but which can be rendered acceptable by appropriate regulations and geographic separation. The facilities and uses permitted in each of the industrial districts are delineated by two (2) means:

(1) A list of the general categories of uses permitted in the district concerned, provided that they comply with the applicable performance standards; and

(2) Performance standards, with which all uses and facilities in the district must comply.

See end of report for table of permitted uses in the ML zone.

Transportation

McGee Road, a local street

Physical Characteristics

1.51 acres total; industrial office. Residential land to the north, east, and west, and commercial land to the south.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Flex Employment Center (FE) (p. 22).

FE areas accommodate an “array of modern, low-impact industrial uses that include assembly, processing, warehousing, as well as flexible office/industrial space suitable for new technologies or research and development activities. These areas include existing light industrial operations. Most industrial uses are contained within a building or facility.” (p. 38).

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 growth in West Tuscaloosa.
 - 7.3: Locate heavy industrial uses away from neighborhoods.

Objective 7.3 states, “Future appropriate, heavy industrial uses should be encouraged in areas with adequate transportation infrastructure on sites that are well separated (or buffered) from residential areas.” (p.61)

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The intent of the FE area is as follows:

- Provide flexible space to support a variety of low-impact but high-value industrial activities.
- Encourage the transition of existing industrial uses near residential areas to lower intensity use that are less likely to create negative neighborhood impacts.
- Provide buffering through landscaping and building placement where flex employment sites are adjacent to residential areas.
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites.

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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Sec. 24-72. – ML Permitted uses.

In industrial districts, land and structures may be used and structures may be erected, altered, or enlarged only for the uses listed in the table below, and subject to the performance standards set forth in [section 24-73](#) below:

Permitted Uses	ML	MG	MH
Barge terminal		X	X
Brewery	X	X	X
Dry cleaning and dyeing, laundry	X	X	X
Farm and agricultural operations, subject to restrictions listed in chapter 4 of the City Code	X	X	X
Food catering	X	X	X
Heliport or short take-off and landing airfield meeting all FAA standards, provided that no part of such heliport or airfield is less than 1,200 feet from any property in a residence district	X	X	X
Ice and cold storage plant; food processing other than slaughtering of animals		X	X
Manufacturing, assembling and fabricating operations.	X	X	X
Off-site sign	X	X	X
Other customary accessory uses and buildings, provided such uses are incidental to the principal use and are located on the same lot with the principal use	X	X	X
Other industrial or business uses not including taverns, lounges, package liquor stores, and convenience stores, which, in the opinion of the board of adjustment, are similar to those listed in the district concerned	X	X	X
Petroleum refining; asphalt mixing plant			X
Printing and binding	X	X	X
Public utility facilities and installations for electricity, gas, oil, steam, telegraph, telephone, and water		X	X
Quarrying; mining; sand and gravel extraction		X	X
Railroad switching yard			X
Railroad tracks and sidings, other than a railroad switching yard	X	X	X
Repair of motor vehicles		X	X
Retail sales of construction equipment, trucks, machine tools, or farm implements		X	X
Rock crushing			X
Salvage and reclamation of wood, metal, paper, glass, and general refuse			X
Sanitary landfill; incinerator; composting facility; sewerage treatment plant			X
Self-service storage facility	X		
Slaughterhouse or stockyards			X
Terminal for transferring trailers or containers to and from railroad flatcars		X*	X*
Tradesmen, operatives, service contractors, such as plumbing contractors, electrical contractors and the like	X	X	X

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Trucking terminal		X*	X*
Uses permitted, or permitted as a special exception, in BGO Business Districts	X	X	X
Veterinary clinic or kennel, provided that no animal pens outside an enclosed building shall be less than 1,000 feet from any property in a residence district		X	X
Warehousing and storage, not including storage of garbage, offal, or dead animals	X	X	X
Wireless telecommunication towers and antennas	X	X	X

Footnotes:

(*) Permitted only on property having ready access to a street or highway classified as an arterial street or higher in the Major Street Plan of Tuscaloosa.



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.

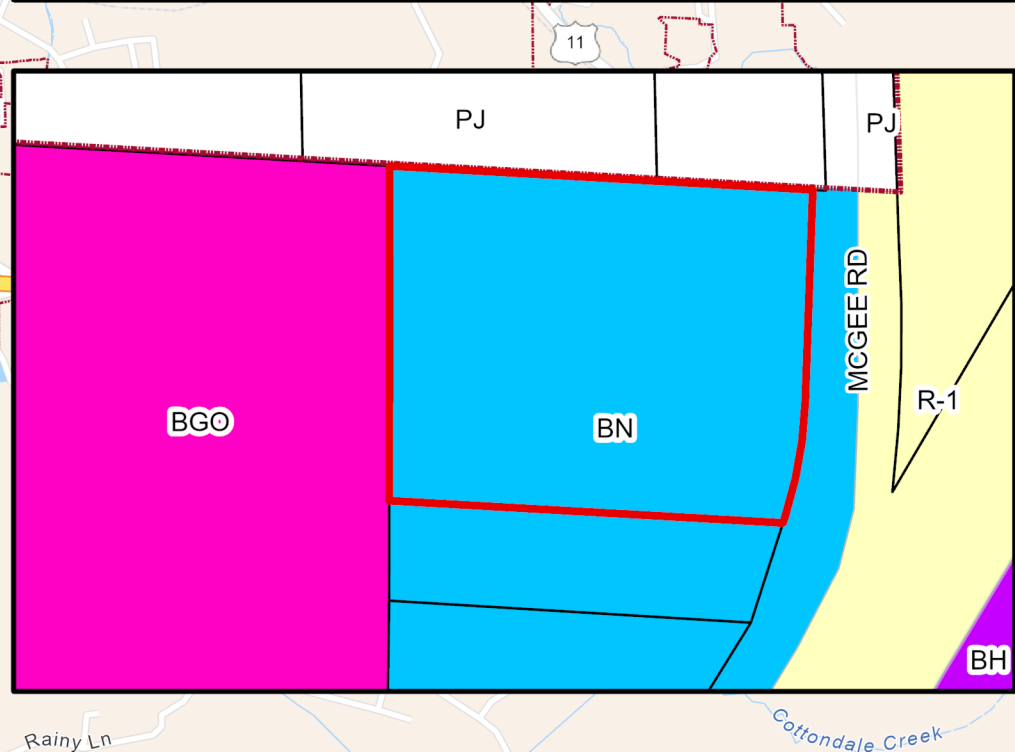
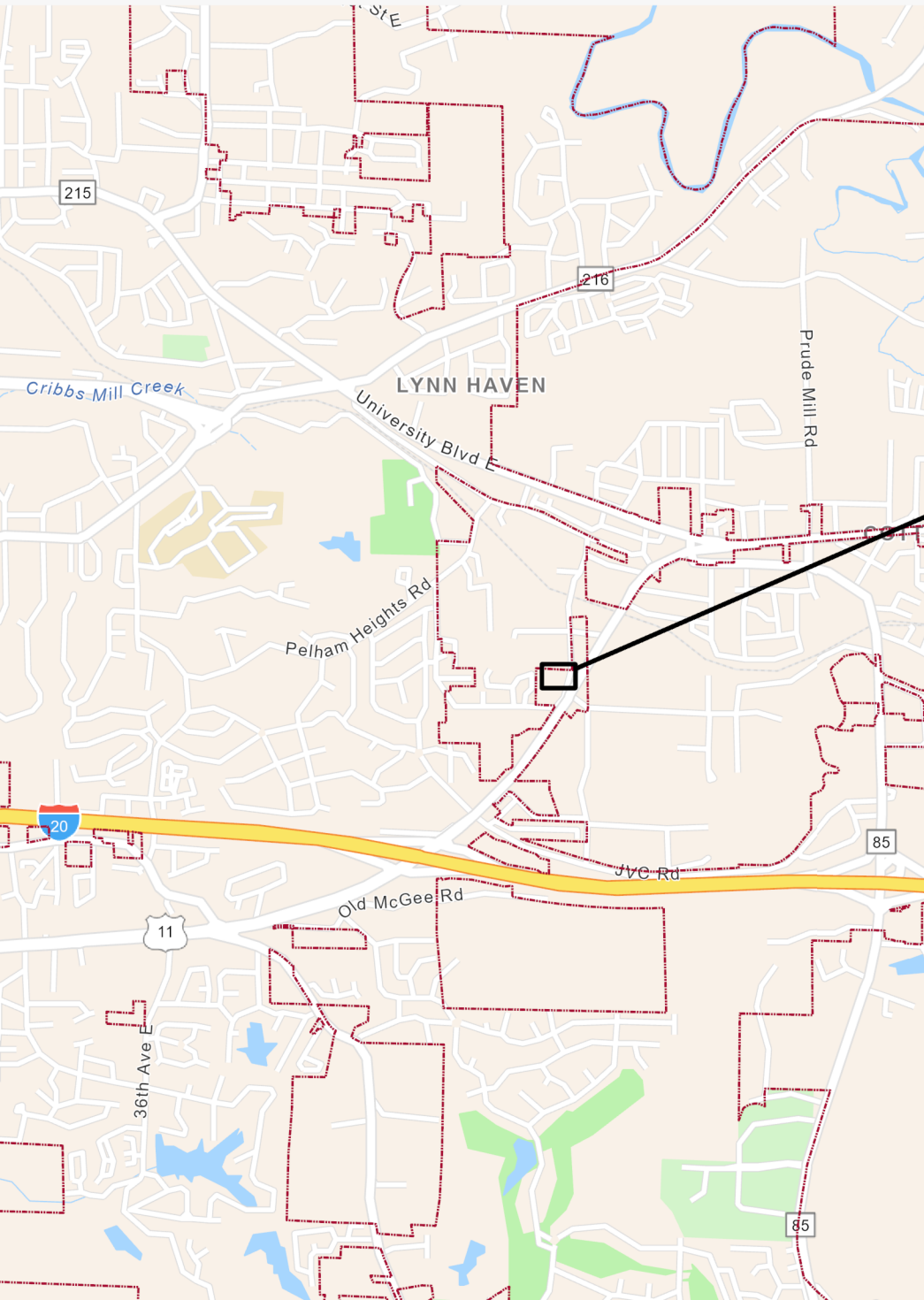
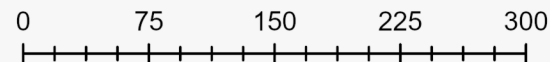
After any notification has been sent to surrounding property owners, a petitioner or developer may only request to have the petition postponed by appearing at the hearing in person to request a continuance.

All legal advertisement costs must be paid prior to final consideration by the city council



3507 McGee Road

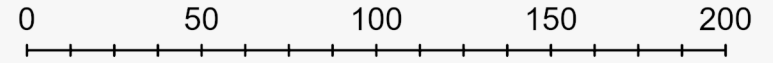
1 inch = 115 feet





3507 McGee Road

1 inch = 55 feet

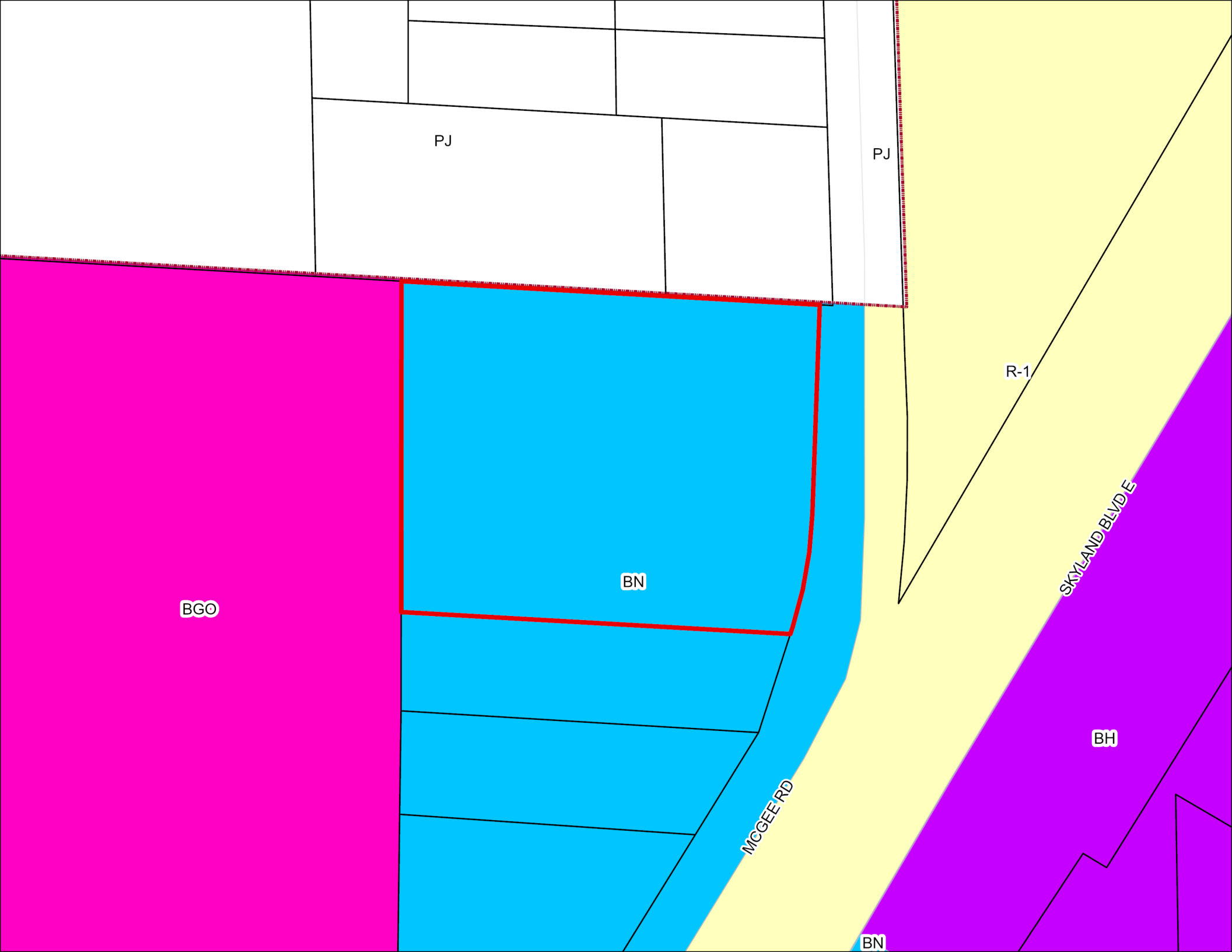


N



MC GEE RD

SKYLAND BLVD E



BGO

BN

PJ

PJ

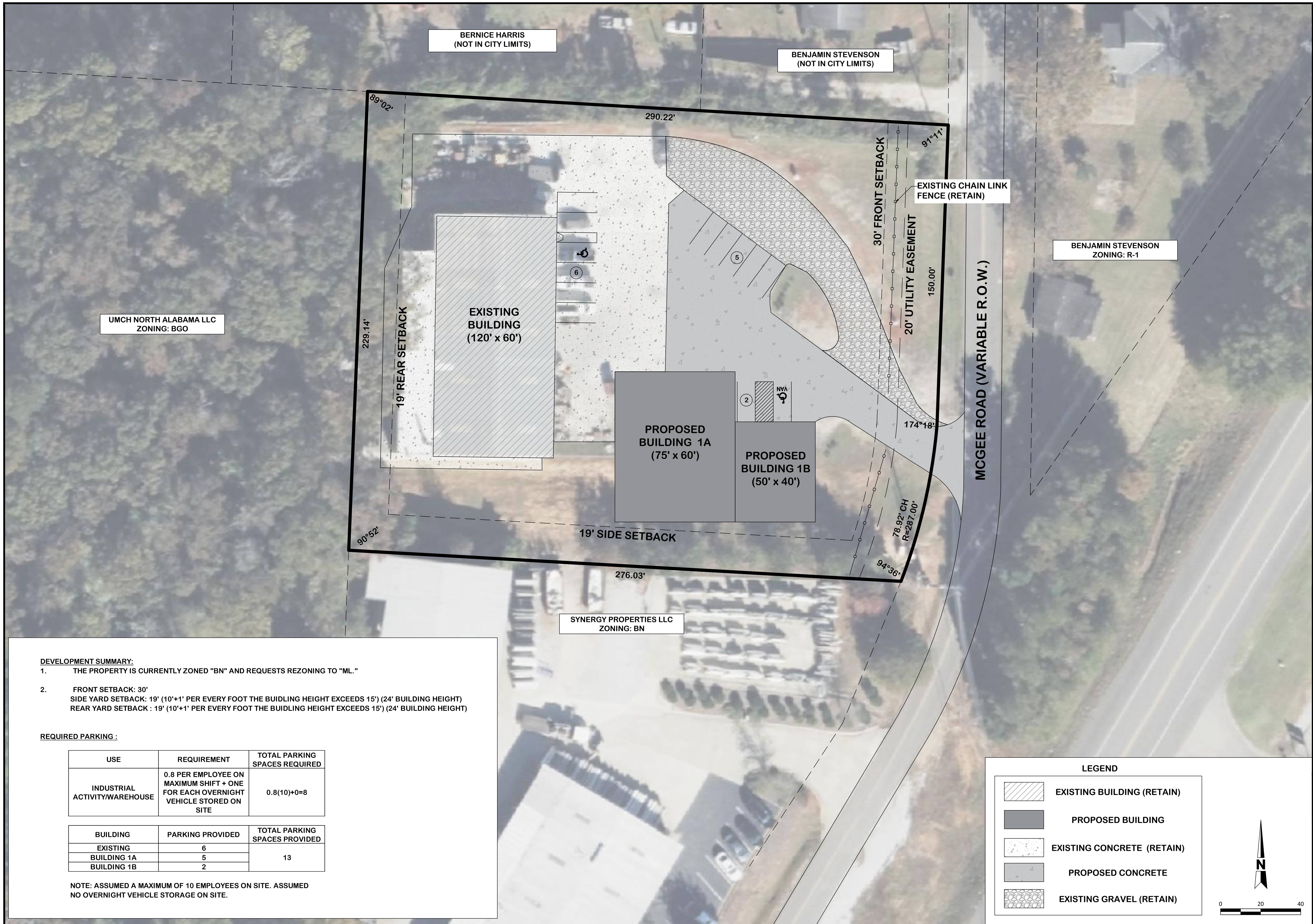
R-1

SKYLAND BLVD E

BH

MCGEE RD

BN



UMCH NORTH ALABAMA LLC
ZONING: BGO

BERNICE HARRIS
(NOT IN CITY LIMITS)

BENJAMIN STEVENSON
(NOT IN CITY LIMITS)

BENJAMIN STEVENSON
ZONING: R-1

SYNERGY PROPERTIES LLC
ZONING: BN

MC GEEE ROAD (VARIABLE R.O.W.)

DEVELOPMENT SUMMARY:

1. THE PROPERTY IS CURRENTLY ZONED "BN" AND REQUESTS REZONING TO "ML."
2. FRONT SETBACK: 30'
SIDE YARD SETBACK: 19' (10'+1' PER EVERY FOOT THE BUILDING HEIGHT EXCEEDS 15') (24' BUILDING HEIGHT)
REAR YARD SETBACK : 19' (10'+1' PER EVERY FOOT THE BUILDING HEIGHT EXCEEDS 15') (24' BUILDING HEIGHT)

REQUIRED PARKING :

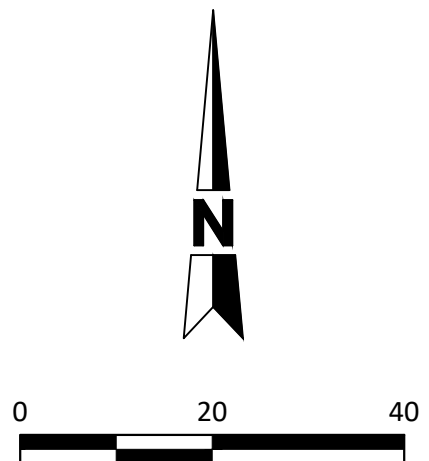
USE	REQUIREMENT	TOTAL PARKING SPACES REQUIRED
INDUSTRIAL ACTIVITY/WAREHOUSE	0.8 PER EMPLOYEE ON MAXIMUM SHIFT + ONE FOR EACH OVERNIGHT VEHICLE STORED ON SITE	0.8(10)+0=8

BUILDING	PARKING PROVIDED	TOTAL PARKING SPACES PROVIDED
EXISTING	6	13
BUILDING 1A	5	
BUILDING 1B	2	

NOTE: ASSUMED A MAXIMUM OF 10 EMPLOYEES ON SITE. ASSUMED NO OVERNIGHT VEHICLE STORAGE ON SITE.

LEGEND

- EXISTING BUILDING (RETAIN)
- PROPOSED BUILDING
- EXISTING CONCRETE (RETAIN)
- PROPOSED CONCRETE
- EXISTING GRAVEL (RETAIN)



PORTER-HIGGINBOTHAM
ENGINEERING
2009 PAUL BRYANT DRIVE, SUITE C
TUSCALOOSA, AL 35401
P: (205) 247-3210
F: (205) 247-3210
C: (205) 344-1265



YELLOWHAMMER ELECTRIC MOTOR AND SUPPLY
COTTONDALE, ALABAMA

No.	Date	Description

Drawn By: _____
Date: _____
Checked By: _____
Job No.: _____
File Name: Site Plan.dwg

SITE PLAN

SHEET NO.

REZONING NOTICE

Public Hearing: **DECEMBER 19, 2022**

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

Where:
City Council Chambers
2201 University Boulevard

When: December 19, 2022 at 5:00 pm

Case Number: Z-35-22

Applicant: Michael Jones

BN

ML

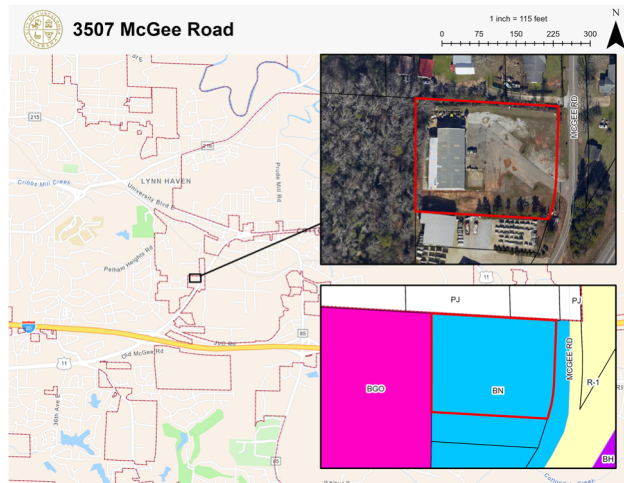
Subject Property Address: 3507 McGee Road

Purpose of Request: Michael Jones petitions to rezone approximately 1.5 acres located at 3507 McGee Road from BN to ML. (Council District 6)

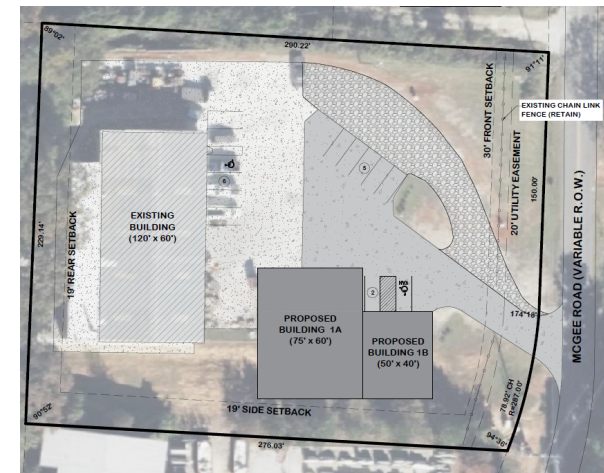
Property Size: Approximately 1.5 acres

Current Zoning: BN
Proposed Zoning: ML

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

You can provide comments on this application through one of two options:

- 1. In advance by written comment.** There's no need to attend in-person. Submit written comments by email (planningcommission@tuscaloosa.com) or through the City's website—www.tuscaloosa.com/planningcommission—no later than 3:00 p.m. on the meeting date. Written comments will be provided to the Commission for consideration prior to the meeting and may also be read into the record during the meeting.
- 2. During the meeting, in-person.** You can attend the meeting in-person to speak by coming to the City Council Chambers, located at 2201 University Boulevard, in downtown Tuscaloosa. Parking is located in the Intermodal Facility at the corner of 7th Street and 23rd Avenue.

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