

PLANNING COMMISSION STAFF REPORT

January 18, 2023

Z-01-23

GENERAL INFORMATION

Property Owner () Petitioner (x)

Al Cabaniss

Requested Action and Purpose

Rezone from RM-3 to RMF-1

Location and Existing Zoning

800 27th Street – Zoned RM-3

Size and Existing Land Use

9.41 acres total; vacant

Surrounding Land Use and Zoning

North – Single-family residential, Zoned R-1H

East – Single-family residential, Zoned R-2

South – Single-family residential, Zoned RD-1 & R-2

West – The EDGE, Zoned MX-3

Applicable Regulations

Sec. 24-31. – Statements of intent.

RMF-1 Multifamily Residence District: This district is created to provide minimum standards for the development and use of apartments meeting modern standards with respect to light, air, parking, and usable open space. It is intended that any future RMF-1 Districts which may be created should have ready access to a street classified as a collector or arterial street in the Major Street Plan of Tuscaloosa.

See end of report for detail of permitted uses in the RMF-1 zone.

Transportation

27th Street, a Minor Arterial street; 10th Avenue, a Local Street

Physical Characteristics

9.41 acres to be rezoned. The property is currently zoned RM-3; single-family residential to the north, south and east, mixed use 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 Flex Employment Center (FE) (p. 38).

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.

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.

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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. 24-52. – RMF-1 Permitted uses.

In residential districts, land and structures may be used and structures may be erected, altered, or enlarged only for the uses listed in the table below, except as provided in [section 24-33](#), special exceptions, [section 24-106](#), historical or architectural landmarks, and article XII, planned unit developments:

Permitted Uses	Residential District						
	R-1	R-2	R-3	R-4	RMF-1	RMF-2	RMH
Accessory uses and structures customarily incidental to the below uses, located within the buildable area of the lot unless otherwise specified, and including:							
a. Central laundry or sanitation facilities accessory to a mobile home park							X
b. Fences and walls, subject to restrictions listed in section 24-102	X	X	X	X	X	X	X
c. Private garage	X	X	X	X	X	X	X
d. Shelter for domestic pets, subject to restriction listed in chapter 4	X	X	X	X	X		
e. Swimming pool (See section 24-107)	X	X	X	X	X	X	X
f. Incidental, customary remunerative activities, as defined herein	X	X	X	X	X	X	X
Apartment or multifamily dwelling occupied by no more than one family per unit	(P)	(P)	(P)	X(1)	X(2)	X(3)	
Apartment or multifamily dwelling design for, and occupied by, no more than four (4) unrelated persons, provided, however, up to twenty (20) per cent of the total allowed number of units may be designed for, and occupied by, no more than five (5) unrelated persons.							
Farm and agricultural operations subject to restrictions listed in chapter 4 of the City Code	X	X	X				
Fraternity or sorority						X	

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Group home for individuals with developmental disabilities or mental illness				X(1, 4)	X(4)	X(4)	
Mobile home park							X
Mobile home subdivision							(P)
Noncommercial park, playground or recreational area	X	X	X	X	X	X	X
Public buildings of a governmental nature; public schools; churches and convents, provided, however, that an existing residence may be converted or used on a regular basis as a house of worship only as a special exception	X	X	X	X	X	X	X
Single-family dwelling	X	X	X	X	X	X	
Tent evangelistic services, by permit issued by zoning officer, for a period not exceeding two (2) weeks in any calendar year on a given site, subject to appropriate conditions to prevent nuisances or obvious threats to public safety, such permit to be revocable at discretion of zoning officer or public safety officials	X	X	X	X	X	X	X
Townhouses	(P)	(P)	(P)	X(1)	X	X	
Two-family dwelling	(P)	(P)	(P)	X	X	X	

Footnotes:

- (1) Permitted, provided that dwelling unit density does not exceed fifteen (15) dwelling units per net site acre.
 - (2) Permitted only on a parcel of land having ready access to a street classified as a collector or arterial street in the major street plan of the city.
 - (3) Permitted, provided that multifamily structures exceeding a ratio of twenty-two (22) dwelling units per net site acre shall be permitted only on a parcel of land having ready access to a street classified as a collector or arterial street in the major street plan of the city.
 - (4) Permitted only at sites not less than one thousand (1,000) feet from another group home for individuals with developmental disabilities or mental illness.
- (P) Permitted in this district only in a planned unit development. See article XII.



TUSCALOOSA
PLANNING COMMISSION

REZONING PETITION

Please complete all of the following required fields:

Name: <u>Al Cabaniss, PE, PLS</u>		Applicant
Address: <u>PO Box 020440</u>		Email: <u>acabaniss@cabanisseng.com</u> Phone: <u>205.758.9032</u>
		City/State: <u>Tuscaloosa</u> / <u>AL</u> ZIP Code: <u>35402</u>
Property Owner (If different from applicant)		
Name: <u>Tuscaloosa Realty Co. Inc.</u>		Email: <u>dsealy@sealyrealty.com</u> Phone: <u>205.391.6000</u>
Address: <u>PO Box 1370</u>		City/State: <u>Tuscaloosa</u> / <u>AL</u> ZIP Code: <u>35403</u>
Address: <u>800 27th Street</u>		Property City/State: <u>Tuscaloosa</u> / <u>AL</u> ZIP Code: <u>35401</u>
Subdivision: <u>N/A</u>		Parcel ID: <u>31-07-26-4-001-074.000</u> Lot Number: <u>N/A</u>
Existing buildings or structures: <u>None</u>		Lot Size: <u>9.41 Acres +/-</u>

The petitioner requests a change to the Zoning Map as indicated below:

Current zoning: RM-3 Request zoning change to: RMF-1

Reasons for requesting a zoning change: _____

This property was always Zoned RMF-1, going back to the original Zoning Ordinance of the City of Tuscaloosa. The ~~current MX Zoning Classification RM-3 works well in dense, Urban Block Development Layouts, but is not conducive~~ to a Traditional Apartment Community Development.

Proposed buildings or construction: Proposed Apartment and Townhome Development

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 SUBMITTAL REQUIREMENTS ON THE BACK OF THIS APPLICATION

Applicant: _____ Date: DEC. 15, 2022

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 [SUBMIT FORM](#)



TUSCALOOSA

DESIGNATION OF AGENT

PROPERTY OWNER

I, Deb Sealy - Tuscaloosa Realty Co., Inc., being owner of the property which is the subject of this application
PRINT NAME
Charleston Square (800 27th Street) hereby authorize
SUBDIVISION NAME, PROPERTY ADDRESS, OR TAX PARCEL ID
Al Cabaniss, PE, PLS to act as my representative with the City of Tuscaloosa's Zoning Board of
PRINT NAME
Adjustment, and/or Planning and Zoning Commission, and/or Historic Preservation Commission, and /or City Council, as
required by the type of request listed hereon.

Such representation shall be for all purposes concerning any manner, right or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Signature  Date 12-16-2022

STATE OF ALABAMA | COUNTY OF TUSCALOOSA

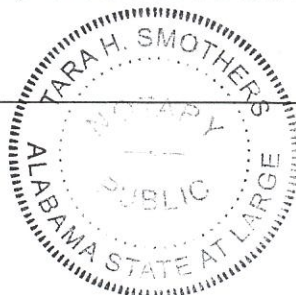
I, Tara H. Smothers, a Notary Public in and for said State at Large, hereby certify that
Deb Sealy, who is named as Owner, is
signed to the foregoing document, and:

- ☒ Who is known to me, or
☐ Whose identity I proved on the basis of _____, or
☐ Whose identity I proved on the oath/affirmation of _____, a
credible witness to the signer of the above document

and that being informed of the contents of the document, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of December, 2022


Notary Public



8/22/23
Commission Expiration

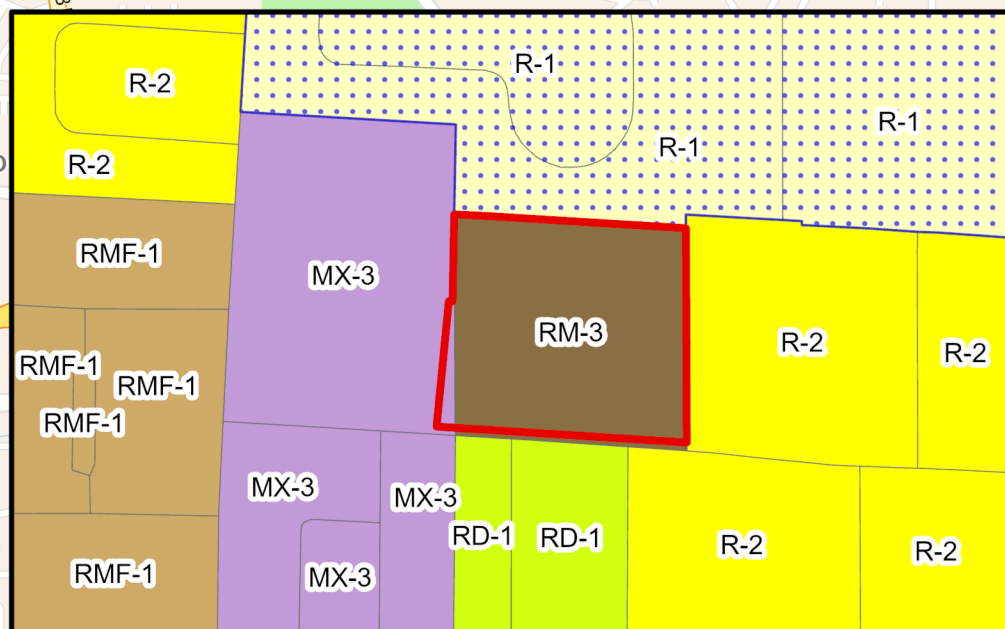
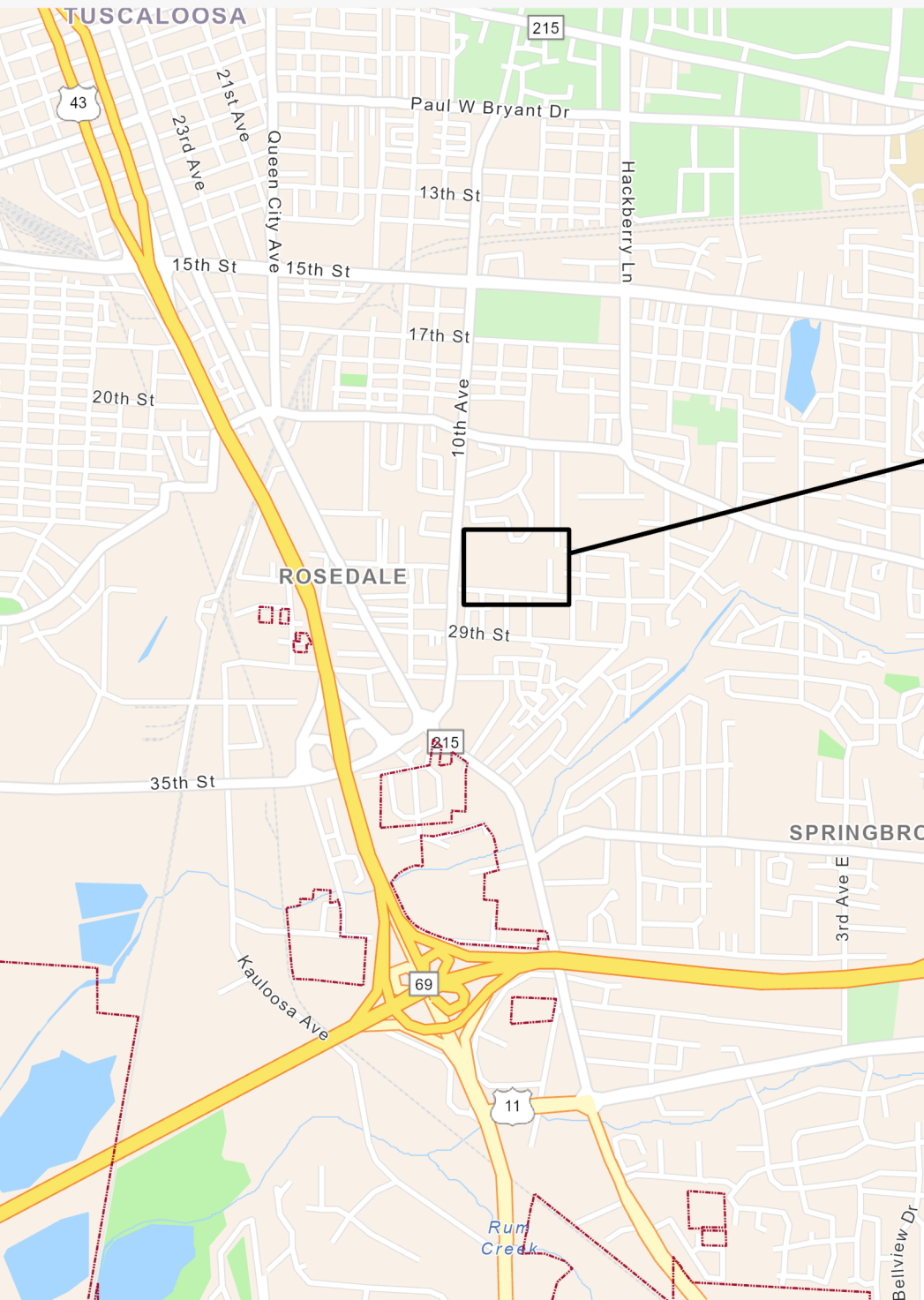


800 27th Street

1 inch = 304 feet



N

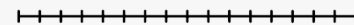




800 27th Street

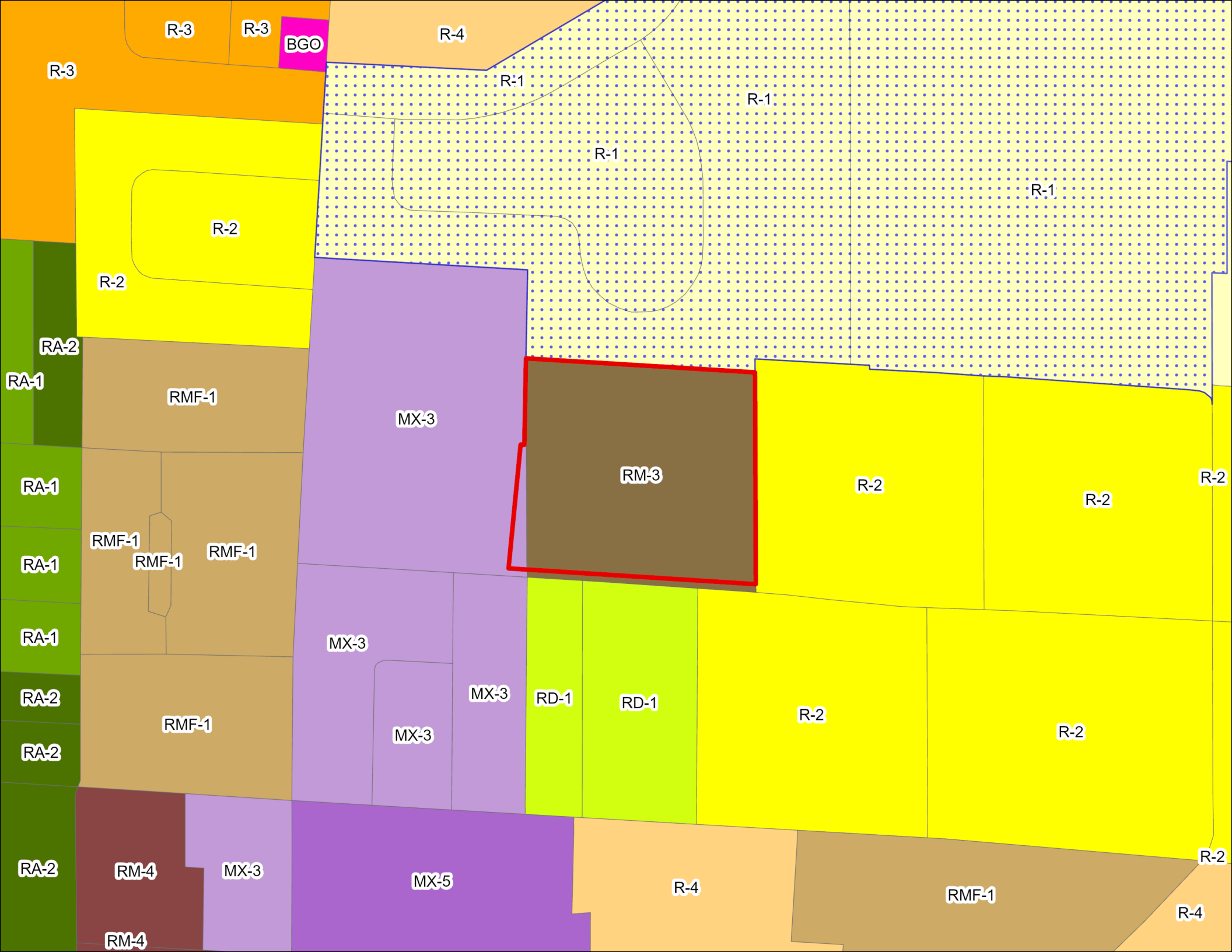
1 inch = 228 feet

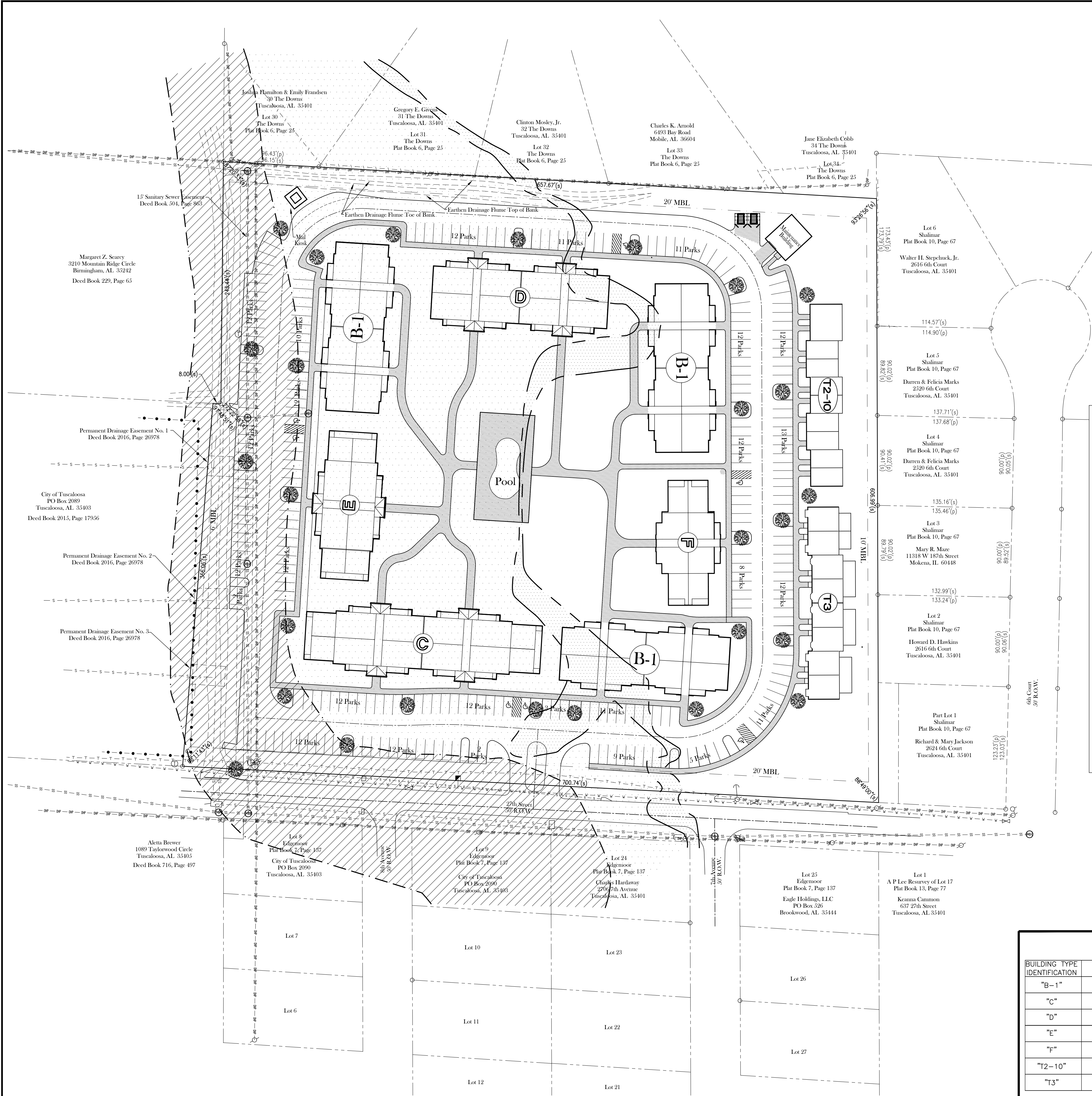
0 100 200 300 400



N







BUILDING TYPE & UNIT:

BUILDING TYPE IDENTIFICATION	BUILDING QUANTITY	BUILDING DESCRIPTION	UNITS PER BUILDING	UNITS PER BUILDING TYPE	CUMMULATIVE TOTAL UNITS	BEDS PER BUILDING TYPE	CUMMULATIVE BEDS	CUMMULATIVE PARKING
"B-1"	3	16 each 2BR/1BA	16	48	48	96	96	
"C"	1	16 each 2BR/2BA 4 each 1BR/1BA	20	20	68	36	132	
"D"	1	16 each 2BR/2BA	16	16	84	32	164	
"E"	1	8 each 2BR/2BA 4 each 1BR EFF.	12	12	96	20	184	
"F"	1	8 each 1BR/1BA 4 each Studio	12	12	108	12	196	
"T2-10"	1	2 BR/2½ BA Townhome	10	10	118	20	216	
"T3"	1	3 BR/2½ BA Townhome	8	8	126	24	240	264

LEGEND

- IRON PIN FOUND(SIZE)
- 1/2" IRON PIN SET
- CONCRETE
- UTILITY POLE
- UTILITY POLE W/ GUY
- NOT TO SCALE
- CONCRETE MONUMENT FOUND
- WOODEN FENCE
- OTHER FENCE
- SEWER MANHOLE
- TELEPHONE/CABLE
- PEDISTAL
- SURVEY DIMENSION
- PLAT DIMENSION
- DEED DIMENSION
- DEED BOOK
- PLAT BOOK
- PAGE
- RIGHT-OF-WAY
- MINIMUM BLDG LINE
- CHAIN LINK FENCE
- POINT NOT MONUMENTED
- WATER METER
- WATER VALVE
- FIRE HYDRANT

Scale 1" = 50'

Owner/Developer:
Tuscaloosa Realty Co., Inc.
PO Box 1370
Tuscaloosa, AL 35403

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

Property Address: 800 27th Street

Zoning: Current Zoning RM-3
Proposed Zoning RMF-1

- Notes:
- Existing Site: There are no existing buildings currently located on this property. This Property was historically constructed as Fontainebleau Apartments, later Charleston Square. The property carried RMF-1 Zoning throughout its history, until the MX Zoning was created circa 2012.
 - Proposed Site: Seven (7) Apartment Buildings and Two (2) Townhome Buildings. A Total of 240 Beds
 - Required Parking: 1 Space per Bedroom plus seven (7) percent of the total number of bedrooms, rounded to the next higher number. $240 + 17 = 257$ Spaces Total Required Parking Provided: 264 Spaces
 - Setbacks are as shown.
 - Property is located in the Southeast Quarter of Section 26, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.

Re-Zoning to RMF-1 Layout

Rezoning Petition Proposed Layout
Charleston Square 2022
Part of the SE¼ Sec. 26, T 21 S, R 10 W
Tuscaloosa County, Alabama

SHOWN HEREON REPRESENTS DESIGNS AND INFORMATION PREPARED AS ENGINEERING, INC. AND IS THE PROPERTY OF CABANISS ENGINEERING, INC. NOT BE REPRODUCED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF CABANISS ENGINEERING, INC.

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

JOB NO:
16-08-007
DATE OF SURVEY:
02/01/2018
FB/PG:
DC
FILE NAME:
1608007.DWG
DATE:
12/07/2022
SOURCE OF TITLE:
D.B. 524, PG. 115
SCALE:
1" = 50'
DWN/CHK BY:
THS/AJC
REVISION: