



TUSCALOOSA  
PLANNING COMMISSION

**ANNEXATION REQUEST FORM**

*The Office of Urban Development Planning Division has received the following petition for annexation:*

Petitioner  
Name: Morgantown Development Co., Inc. Date Filed: 3/19/20

**Names (as they appear on deed) of Property Owner(s)** (complete one (1) column per owner; use backside as needed)

Name	<u>Estate of Margaret Searcy</u>		
Address	<u>3210 Mountain Ridge Circle</u>		
City / State	<u>Birmingham</u> / <u>AL</u>		
ZIP Code	<u>35242</u>		
Phone	<u>205.394.3345</u>		
Email	<u>joe.duckworth@kw.com</u>		

**Property Petitioned to be Annexed**

Subdivision Name, Address, Area, or Other Identifier: Oaklana

Reason(s) cited by Petitioner advocating for annexation: Presently property is in County

Total number of Acres: 14.55 Number of Structures: 1

Current Land Use: Single Family Home Proposed Land Use: 20 Lot Single Family Subdivision

**Current Population (If known)**

Count by Age	Under 5	5 To 18	Over 18	Total	<u>N/A</u>
Count by Race	Caucasian	African American	Other	Total	<u>N/A</u>

*(To be reported to and used for statistical purposes of the U.S. Justice Department under the Voting Rights Act only.)*

**Certification of Applicant**

**NOTICE:** All requests for annexation must be accompanied by a copy of deed; along with a digital version (in .docx format) of the legal description of the property to be annexed. By signing below, you certify that the legal description submitted is accurate and understand that you are solely responsible for the accuracy of the description submitted. Planning will not independently verify the accuracy of the legal description.

☐ I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION

Signature: [Signature] Date: 3/24/21

**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT  
AND ANY NECESSARY SUPPORTING MATERIALS TO:**

Office of Urban Development  
Planning Division

2201 University Boulevard, Annex III, 3<sup>rd</sup> Fl  
Tuscaloosa, AL 35401

planningcommission@tuscaloosa.com

**SUBMIT FORM**





# AN-2021-05: 1 Oaklana

1 inch = 200 feet  
0 100 200 300 400

N

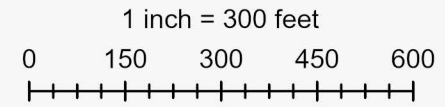


AN-2021-05

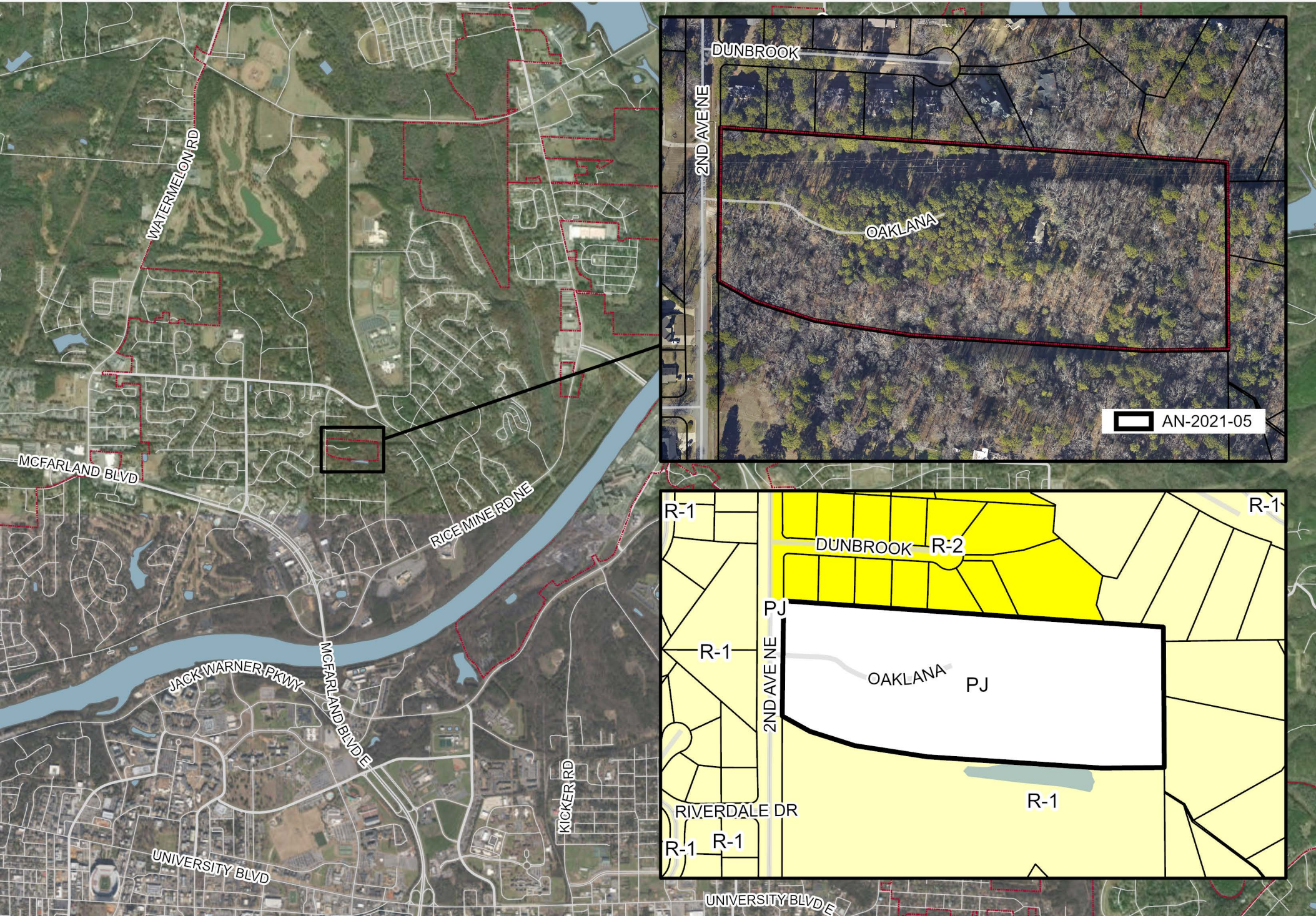




# AN-2021-05: 1 Oaklana



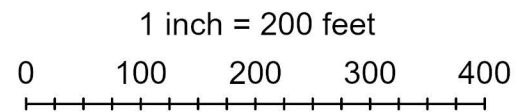
N










# AN-2021-05: 1 Oaklana



**Growth Priority**

-  Tier 1 - Primary Expansion
-  City Limits
-  AN-2021-05



# CITY OF TUSCALOOSA

## REVIEW OF PETITION FOR ANNEXATION

<b>Name of Petitioner:</b> Morgantown Development Co, Inc.				<b>Date Filed:</b> 3/19/21
<b>Location:</b> 1 Oaklana (immediately south of Dunbrook Subdivision)				<b>Area (Acres):</b> +/- 14.55
<b>Current Population</b>	<b>Under 5:</b> 0	<b>Ages 5-18:</b> 0	<b>Over 18:</b> 0	<b>Total:</b> 0
<b>Current Use:</b> Vacant single-family dwelling			<b>Number of Structures:</b> 1	
<b>Proposed Use:</b> Residential subdivision – 20 lots				
<b>Reason for Annexation:</b> “Presently property is in County”				
<b>Growth Priority Area (p. 42 Framework):</b> Tier 1 – Primary Expansion				

### Annexation Evaluation Criteria, page 42 Framework:

<b>1. Amount of existing development</b>	NA for B&I
<b>2. Potential for imminent new development</b>	NA for B&I
<b>3. Potential for significant shaping of development</b>	NA for B&I
<b>4. Cost to extend infrastructure</b>	NA for B&I
<b>5. Cost to provide ongoing maintenance to infrastructure (roads and utilities)</b>	NA for B&I
<b>6. Fiscal benefit: the potential revenue impact to the city and ability to recover costs</b>	NA for B&I
<b>7. Potential to support unique transportation opportunities (roads, transit, rail, trails, etc.)</b>	NA for B&I
<b>8. Adverse consequences of not annexing the area</b>	NA for B&I

### Reviewed by:

<b>Department/Division:</b>	Building and Inspections
<b>Name/Title:</b>	Howard Stuart-Associate Building Official
<b>Date:</b>	4-12-21
<b>Extra Comments (will your department or division be able to provide services?):</b>	Property in PJ at current time. B&I already issues permits and does inspections. No additional impact to B&I

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### Annexation Evaluation Criteria, page 42 Framework:

<b>1. Amount of existing development</b>	
<b>2. Potential for imminent new development</b>	
<b>3. Potential for significant shaping of development</b>	
<b>4. Cost to extend infrastructure</b>	This address can be added to our existing routes.
<b>5. Cost to provide ongoing maintenance to infrastructure (roads and utilities)</b>	
<b>6. Fiscal benefit: the potential revenue impact to the city and ability to recover costs</b>	
<b>7. Potential to support unique transportation opportunities (roads, transit, rail, trails, etc.)</b>	
<b>8. Adverse consequences of not annexing the area</b>	

### Reviewed by:

<b>Department/Division:</b>	Environmental Services
<b>Name/Title:</b>	DJ McKinney / Deputy Director of Public Services
<b>Date:</b>	04/12/2021
<b>Extra Comments (will your department or division be able to provide services?):</b>	We will be able to provide services to this address.

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<b>8. Adverse consequences of not annexing the area</b>	

### Reviewed by:

<b>Department/Division:</b>	Fire
<b>Name/Title:</b>	Patrick Stines/ Fire Marshal
<b>Date:</b>	4/12/21
<b>Extra Comments (will your department or division be able to provide services?):</b>	Yes, but: Fire Hydrant system appears to be inadequate. Closest hydrant is on 2 <sup>nd</sup> Ave. NE which is over 1,000ft. away. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Apparatus turnaround provisions are not adequate. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an <i>approved</i> area for turning

	around fire apparatus. All of these things can negatively impact fire response & operations.
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<b>7. Potential to support unique transportation opportunities (roads, transit, rail, trails, etc.)</b>	
<b>8. Adverse consequences of not annexing the area</b>	Remains in the county and could be developed with an incompatible use

### Reviewed by:

<b>Department/Division:</b>	OCA
<b>Name/Title:</b>	J Woodson
<b>Date:</b>	4/5/20
<b>Extra Comments (will your department or division be able to provide services?):</b>	Legal Annexation



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### Annexation Evaluation Criteria, page 42 Framework:

<b>1. Amount of existing development</b>	Currently undeveloped
<b>2. Potential for imminent new development</b>	New residential subdivision proposed for subject property
<b>3. Potential for significant shaping of development</b>	None noted.
<b>4. Cost to extend infrastructure</b>	Developer would be responsible for cost to connect proposed subdivision to water and sewer in 2 <sup>nd</sup> Ave. NE
<b>5. Cost to provide ongoing maintenance to infrastructure (roads and utilities)</b>	Developer has proposed a private street, with maintenance costs to be the responsibility of the HOA. City would be responsible for maintenance of new water and sewer assets serving proposed 20 lots.
<b>6. Fiscal benefit: the potential revenue impact to the city and ability to recover costs</b>	This criterion not applicable to OCE review.
<b>7. Potential to support unique transportation opportunities (roads, transit, rail, trails, etc.)</b>	Not applicable.
<b>8. Adverse consequences of not annexing the area</b>	None noted.

### Reviewed by:

<b>Department/Division:</b>	IPS/OCE
<b>Name/Title:</b>	Brad Matthews, Associate City Engineer
<b>Date:</b>	4/8/21
<b>Extra Comments (will your department or division be able to provide services?):</b>	No additional comments noted.