



TUSCALOOSA  
PLANNING COMMISSION

**PLANNED UNIT DEVELOPMENT (PUD)  
SUBMISSION CHECKLIST**

*Please complete all of the following required fields:*

Subdivision: Oaklana Parcel ID: 31-01-12-1-001-002.000 Total Acres: 14.55

**Surveyor or Engineer**

Name: Al Cabaniss, PE, PLS Email: acabaniss@cabanisseng.com Phone: 205.758.9032  
Address: PO Box 020440 City/State: Tuscaloosa / AL ZIP Code: 35402

**Property Owner**

Name: Joe A. Searcy, Jr. Email: joe.duckworth@kw.com Phone: 205.394.3345  
Address: 3210 Mountain Ridge Circle City/State: Birmingham / AL ZIP Code: 35242

*Applicants MUST include ALL of the following documentation with the submission of this checklist:*

6 Plats MAP FOLDED to 8 ½" x 11"	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Digital copy of Plat (with & without contours)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Pre-design conference (if so, list date)	<input checked="" type="checkbox"/> YES _____	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Master Plan provided	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Drainage study	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Variance request letter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Application for tentative approval form	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Evidence of ownership or control of site	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Financial capability report	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Narrative for PUD	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Designation of Agent form	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Vicinity & Tax maps at 8 ½" X 11" scale	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
3 Labels (name & address) for the applicant, the property owner, and each adjacent property owner (1" x 2 5/8" clear & self-adhesive)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A

**Certification of Applicant**

☐ I HAVE REVIEWED, COMPLETED, & AGREE TO ALL SUBMITTAL REQUIREMENTS AS PART OF THIS APPLICATION. ADDITIONALLY, I WARRANT IN GOOD FAITH THAT ALL OF THE ABOVE FACTS ARE TRUE AND CORRECT.

Signature:  Date: 3/19/24

**PLEASE SUBMIT AN ELECTRONIC COPY OF THIS DOCUMENT  
AND ALL 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 [SUBMIT FORM](#)

APPLICATION FOR TENTATIVE APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD)

Date submitted: \_\_\_\_\_

1. Name of PUD, if known: Oaklana
2. This is: ☒ The first application submitted relative to this PUD.  
☐ An application to amend the tentative approval previously granted by  
City Council on: \_\_\_\_\_. This would be the \_\_\_\_\_ amendment.
3. Name and address of development entity: Morgantown Development Co., Inc.  
PO Box 20415  
Tuscaloosa, AL 35402  
Phone: ( 205 ) 799.4530 FAX: (      ) N/A

Development entity is a: ☐ Natural person  
☐ Partnership  
☒ Corporation  
☐ Other: \_\_\_\_\_

Contact person for development entity is: Harris Stewart, Jr.

Others having a financial interest in the project, if any: N/A  
(Attach sheet if needed.)

4. Design Professionals.

Developer's Engineer is: Cabaniss Engineering, Inc.  
PO Box 020440  
Tuscaloosa, AL 35402  
Phone: ( 205 ) 758.9032 FAX: (      ) N/A

Other Design Professional: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
Phone: (      ) \_\_\_\_\_ FAX: (      ) \_\_\_\_\_

5. Financial Capability. (Check one box below.)

- ☐ I have attached hereto information demonstrating the financial capability of the developer(s), such as an audited financial statement, copy of Dunn and Bradstreet rating, detailed letter from bank, etc.
- ☒ I/we have developed 17 lots in the Tuscaloosa area within the last five years, and I request a waiver of the financial capability report.

6. Our design professionals have submitted herewith a Sketch Site Plan meeting all specifications outlined in Section 24-163.1.d. of the Zoning Ordinance.

7. Private Streets. (Check one box below.)

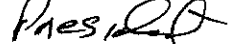
☐ All streets in this PUD will be dedicated public streets.

☒ Certain streets identified in the Sketch Site Plan are proposed to be maintained in private ownership. On behalf of the developer(s), I have read, and intend to comply with, the provisions of Section 4.7(1) of the Subdivision Regulations relative to private streets.

8. Narrative.

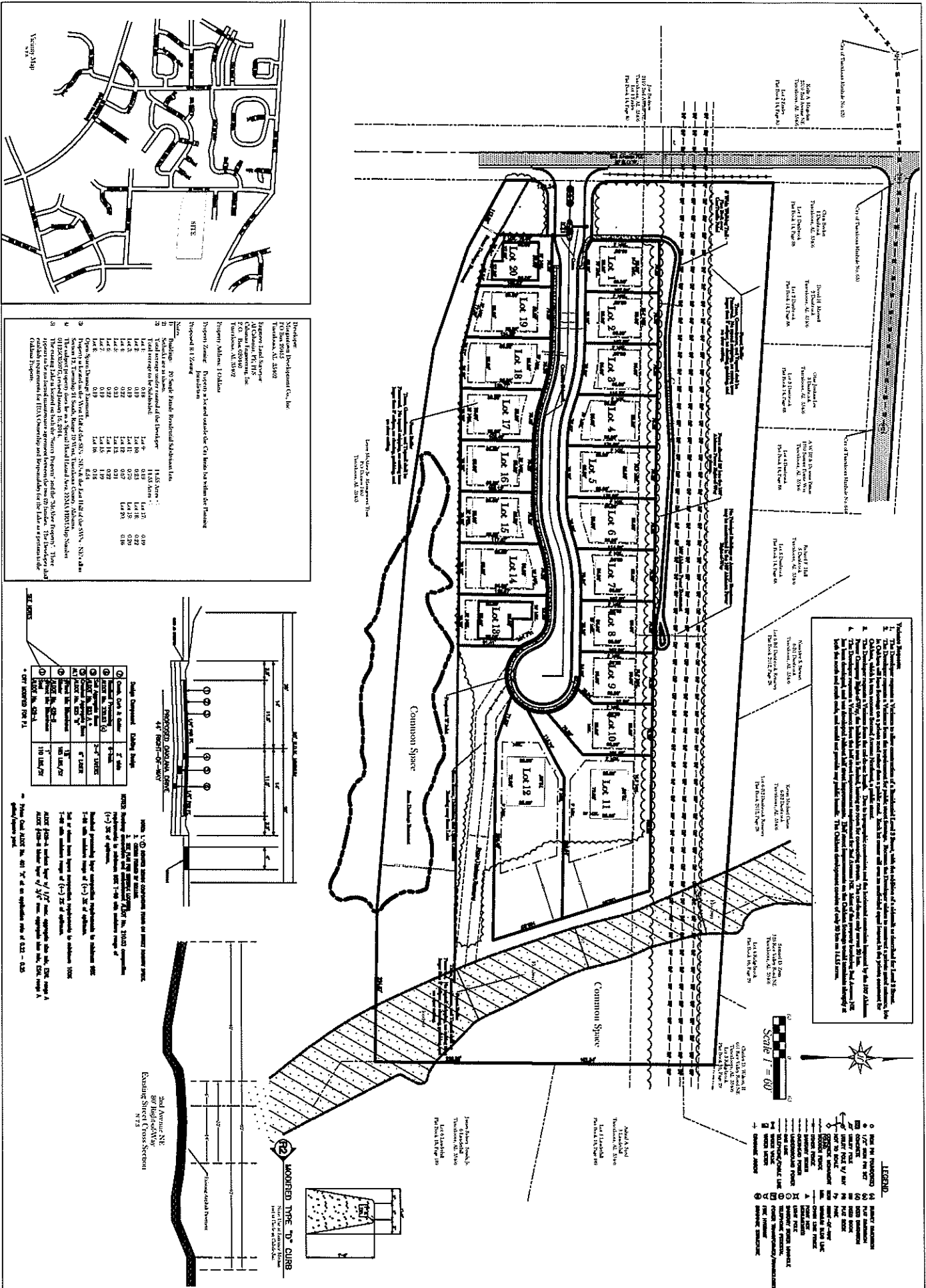
I have attached hereto a narrative describing the concept of the PUD, the market it is intended to serve, the number, size, and approximate cost of dwelling units to be contained in the development, whether such dwelling units are planned for sale or rental, the expected total population of the development, a clear description of arrangements for the ownership and management of any common open space, and a description of any covenants and restrictions to apply to property sold to homeowners. I understand that this application for tentative approval will not be heard by the Planning Commission until the Planning Director determines that the narrative described above is clear and complete.

  
(Signature of Development Entity Official)

Title: President 

Included Checklist: ☒ Sketch Site Plan Narrative  
☐ Financial Capability Report (if required)  
☐ List of additional entities having a financial interest, if any.





# Cabaniss Engineering Inc.

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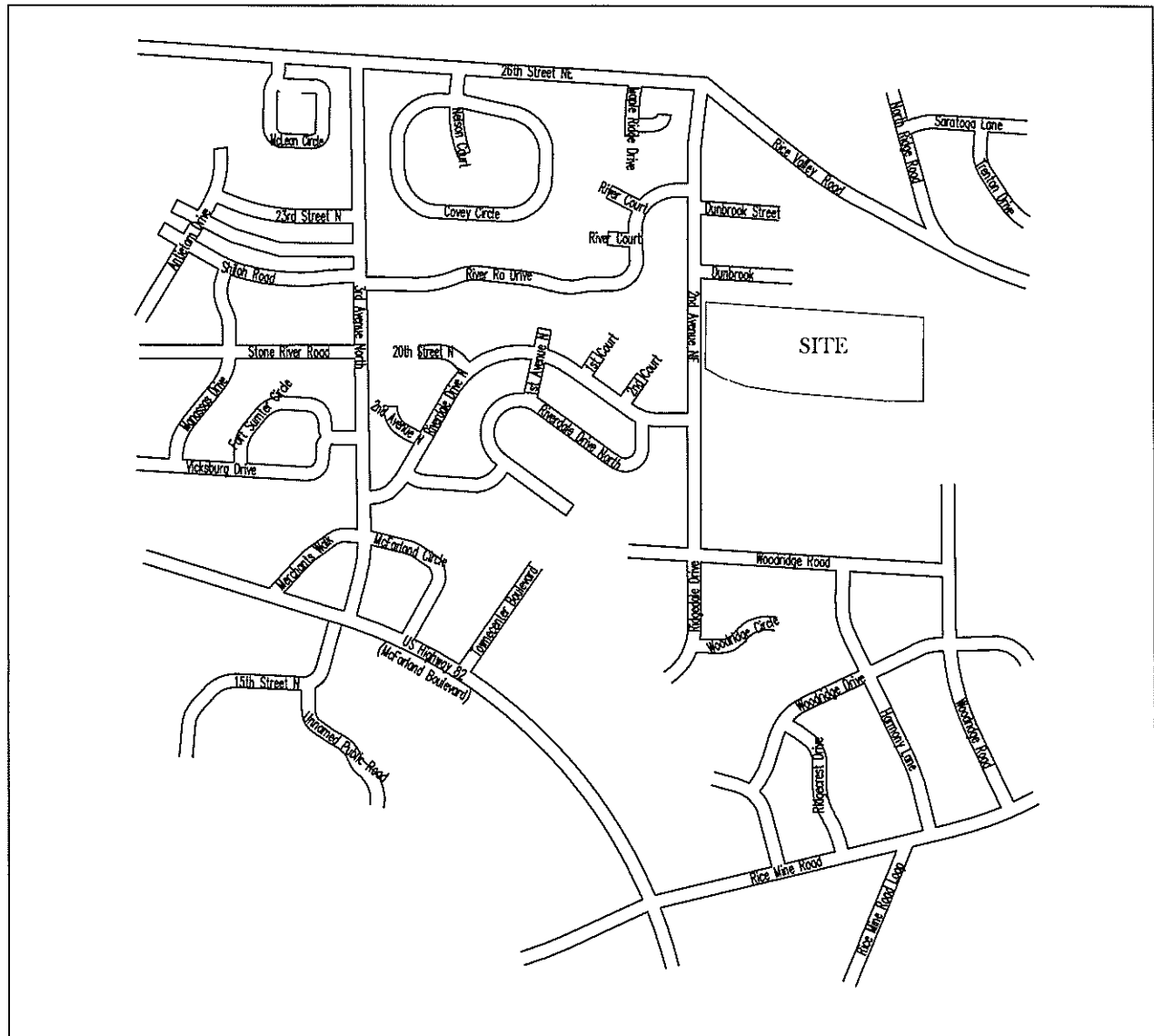
PROFESSIONAL ENGINEERS and LAND SURVEYORS

Al Cabaniss, PE, PLS

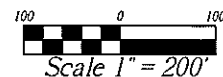
## Oaklana Variance Requests

1. The Developer requests a Variance to allow construction of a Residential Level 3 Street, with the addition of a sidewalk as described for Level 2 Street.
2. The Developer requests a Variance from the requirement for public street frontage. Because the Developer wishes to construct a private gated entrance, lots in Oaklana will have frontage on a private road rather than a public road. Each lot owner will own an undivided equal interest in the private easement for Oaklana, which in turn accesses Second Avenue Northeast, a public street.
3. The Developer requests a Variance from the cul-de-sac length. Due to topographic constraints and the horizontal constraints imposed by the 100' Alabama Power Company Right-of-Way, the buildable area is limited, leaving no room for connecting streets. The cul-de-sac only serves 20 lots.
4. The Developer requests a Variance from the half street improvement requirement for 2nd Avenue NE. Most of the property bordering 2nd Avenue NE has been developed, and was developed without half street improvements. Half street improvements on the Oaklana frontage would terminate abruptly at both the north and south ends, and would not provide any public benefit. The Oaklana development consists of only 20 lots on 14.55 acres.





## Vicinity Map Oaklana



JOB NO: 20-02-001	DATE: 03/19/2020
DATE OF SURVEY: N/A	SOURCE OF TITLE: N/A
FB/PG: N/A	SCALE: 1" = 200'
FILE NAME: 2002001.DWG	DWN/CHK BY: THS/AJC

**Cabaniss Engineering, Inc.**  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140  
 P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032



**Narrative Description**

**For**

# **OAKLANA**

**20 R-1 Lots**

**OWNER/DEVELOPER:**  
**Morgantown Development, Co., Inc.**  
**P.O. Box 20415**  
**Tuscaloosa, AL 35402**

**REPORT PREPARED BY:**  
**Cabaniss Engineering, Inc.**  
**600 Lurleen Wallace Boulevard, South**  
**Suite 140, Court House Plaza**  
**Tuscaloosa, AL 35401**

**March 19, 2021**

## **NARRATIVE DESCRIPTION OAKLANA**

### **I. CONCEPT**

OAKLANA is a Gated Private Single Family Development PUD, consisting of 20 lots situated on 14.55 acres. The theme of the development is directed toward creating an elite, enduring neighborhood character, with emphasis on quality of life for homeowners. Homes constructed in OAKLANA will be similar to several existing communities in the general area, such as Waterford, High Grove, The Ridges of Wellington, Waterfall, and The Townes of NorthRiver.

### **II. MARKET**

The intended market includes young couples, single professionals, and empty nesters.

### **III. NUMBER, SIZE, AND APPROXIMATE COST**

Twenty (20) lots are proposed. Lots are approximate in width. Front Setbacks are 20' unless otherwise shown on the plat. Side setbacks are 9' unless otherwise shown on the plat. Rear setbacks are 10', 26.5', 75' and 90' as shown hereon. Homes will be from 2,600 sq. ft. to 4,800 sq. ft. and include two car garages. Anticipated sale prices are \$495,000.00 to \$850,000.00.

### **IV. LOTS AND HOMES FOR SALE**

OAKLANA is a single family detached residential, gated community with private streets. Homes constructed are intended for owners who will occupy their homes. Custom Built Homes will be designed and constructed to comply with the Architectural Control and Design Covenants. It is that the expectation that most of the lots will be sold to individuals to build their custom homes on.

### **V. POPULATION**

The expected population is approximately 20-35 residents.

## **OAKLANA**

### **VI. PHASES OF DEVELOPMENT**

**OAKLANA will be developed in one (1) phase.**

### **VII. SCOPE OF DEVELOPMENT**

**The Developer is proposing twenty (20) estate site lots. The Developer anticipates that estate lots will be sold to individuals who will build their custom homes on. The style and design of the houses will be governed by restrictive covenants placed on the lots. Predominant exterior material shall be brick, with hardi-board accents on gables and other accent features. Roofs will have minimum 8:12 pitch and shall be constructed with Architectural grade, dimensional composition shingles. There will be restrictions and requirements for landscaping to enhance the natural existing surrounding. The subdivision will be a private gated community and will be maintained by the property owner through a Homeowners Association.**

### **VIII. DEVELOPMENT HISTORY**

**Harris W. Stewart, Jr. has developed residential and commercial property in Tuscaloosa County, Alabama, since 1978. Al Cabaniss, PE, PLS has been the Engineer of record for those developments. Developments which included recorded subdivision plats within the City of Tuscaloosa include:**

- Dunnbrook (1978)**
- Rose Condominiums (1980)**
- Woodridge No. 7 (1982)**
- Stratford Condominiums (1984)**
- Alston Place Condominiums (1986)**
- Lauderhill (1988)**
- Stafford Plaza Condominiums (1988)**
- The Gardens (2009)**

**This developer has a 40 year history of creative, enduring, successful developments. Architecture and landscaping for Oaklana will follow emulate Lauderhill and The Gardens.**

Preliminary Drainage Study

For

**Oaklana**

20 R-1 Lots

Section 12, Township 21 South, Range 10 West  
Tuscaloosa County, Alabama

Owner/Developer:  
Morgantown Development, Co., Inc.  
P.O. Box 20415  
Tuscaloosa, AL 35402

Report Prepared By:  
Cabaniss Engineering, Inc.  
600 Lurleen Wallace Boulevard South  
Suite 140, Court House Plaza  
Tuscaloosa, Alabama 35401

March 19, 2021

Preliminary Drainage Study  
Oaklana

I. Storm Water Characteristics:

Storm Water Run-Off currently surface flows across Oaklana, draining initially into an existing Lake, then into a steep-sided natural, open drainageway, less than one mile from the Black Warrior River.

Oaklana is a low-density development with a density of only 1.37 dwellings per acre.

Oaklana is situated within a 41.6 acre Drainage Area. Of the 41.6 acres draining to the existing lake, about half of the drainage area is from a part of Riverdale Subdivision, with the remaining half including parts of Dunbrook Subdivision, part of the McAbce Estate, and part of Oaklana

II. Storm Water Plans

The Street and Utility LDP Plans for Oaklana shall include Storm Water Drainage Structures, Pipe, Detention Chambers, and Rip Rap lined to Open Channels to transport a part of the Drainage Area to the larger drainage feature downstream of the lake, so that Post Development Run-off to the lake is less than the Pre Development condition. Chambers and Open Channels shall be designed to accommodate Storm Water Detention and Water Quality Design Requirements. Post Development Run-off shall be less than Pre Development Run-off.





# Oaklana

1 inch = 200 feet  
0 100 200 300 400

N



 P-2021-01 & PS-29-21







REPORT OF OFFICE OF URBAN DEVELOPMENT, PLANNING DIVISION STAFF  
TO THE TUSCALOOSA PLANNING AND ZONING COMMISSION  
ON OAKLANA, A PLANNED UNIT DEVELOPMENT

April 19, 2021

General

The following report on the Oaklana PUD is submitted pursuant to Paragraph 2, Section 24-163 of the Code of Tuscaloosa. Plans of the proposed development are available for examination in the office of the Planning Division of the Office of Urban Development.

Conformity of the PUD to Standards Prescribed in the Zoning Ordinance

1. The property proposed to be included within this PUD is currently outside of the city limits and is approximately 14.55 acres. They are requesting to annex the property. Per Sec. 24-162, no absolute minimum tract size is specified for a PUD, but the standard for R-1 is 15 acres. It meets the PUD lot size and setback regulations.
2. The proposal includes 20 single-family dwellings, and is located on the east side of 2<sup>nd</sup> Avenue NE, immediately south of the Dunbrook Subdivision. Section 24-162 states that the dwelling unit density shall not exceed 4 units per acre. This PUD is proposing approximately 1.38 units per acre.
3. Access to this development will be from 2<sup>nd</sup> Avenue NE, a local street.
4. Utilities within the PUD will be installed underground, as required in a PUD.
5. This development will be served by the City of Tuscaloosa sanitary sewer system.
6. The PUD proposal includes a private gated cul-de-sac street, large common spaces, a walking trail, sidewalks on the south side of the street, and two large easements for Alabama Power and storm drainage. The narrative states "the theme of the development is directed toward creating an elite, enduring neighborhood character, with emphasis on quality of life for homeowners."

Desirability of PUD

This proposal is mostly in conformity with the **2021 Framework Comprehensive Plan** (Framework), with the exception of connectivity. The large utility easements and floodway surrounding the property make it difficult to connect to adjacent properties. However, the sidewalks could be expanded.

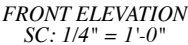
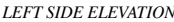
Framework identifies this area as Suburban Residential, which is defined, in part, as featuring "a range of housing size and styles... but housing styles are highly consistent within a subdivision."

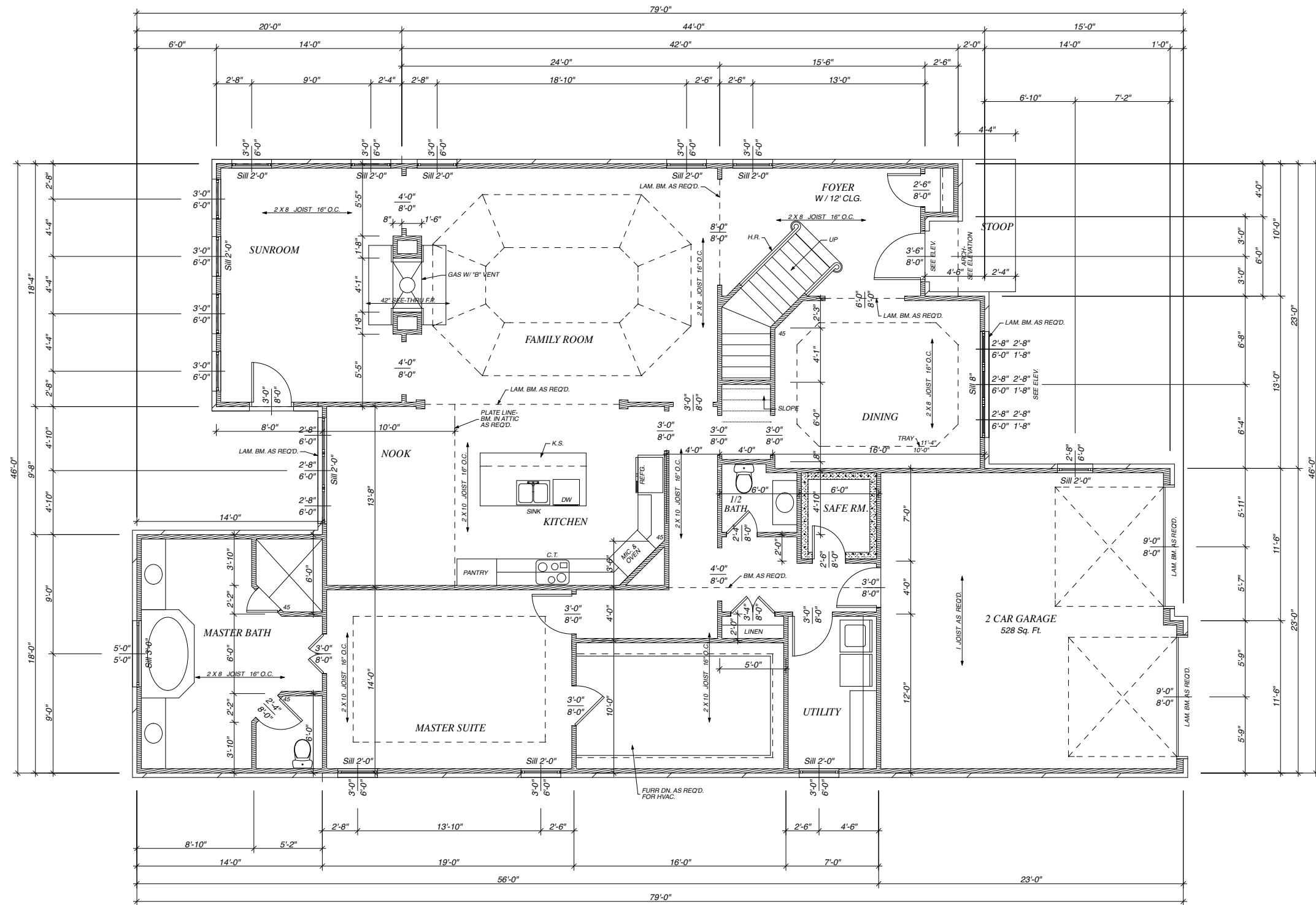
The intent of Suburban Residential states, "provide pedestrian and vehicular connectivity between adjacent developments" and "improve streetscape features such as consistent sidewalks, lighting, and street trees" (pg. 35).



Direct connectivity may be impractical due to the existing Alabama Power easement, the floodway, and the proposed storm drainage easement. However, sidewalks are only proposed on one side of the cul-de-sac street and do not connect to 2<sup>nd</sup> Avenue NE. The narrative states there will be “requirements for landscaping to enhance the natural existing surrounding” (Narrative).

Framework also includes this property in the “North Tuscaloosa and the Lakes” Concentration Area, but it is not in a Map Area specifically addressed (pg. 65).





MAIN LEVEL FLOOR PLAN  
 SC: 1/4" = 1'-0"

MAIN LEVEL	2472
SECOND LEVEL	425
TOTAL	2897
OPT. BEDROOM	392
TOTAL	3289

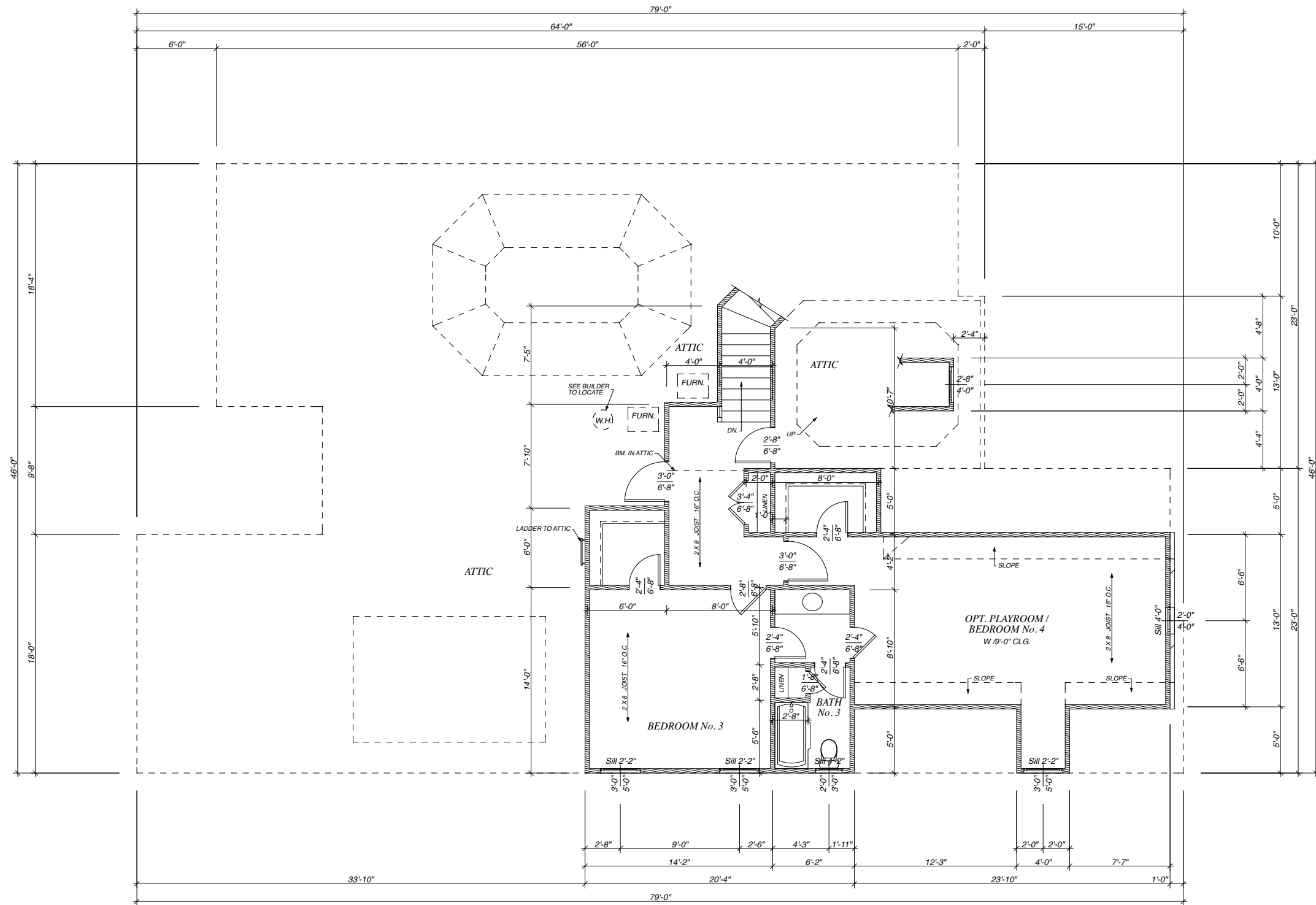
Designed by:

**Clem Burch** HOME DESIGN

35 Olmsted Street  
 Birmingham, Alabama 35242  
 205.991.5588  
[www.clemburchhomedesign.com](http://www.clemburchhomedesign.com)

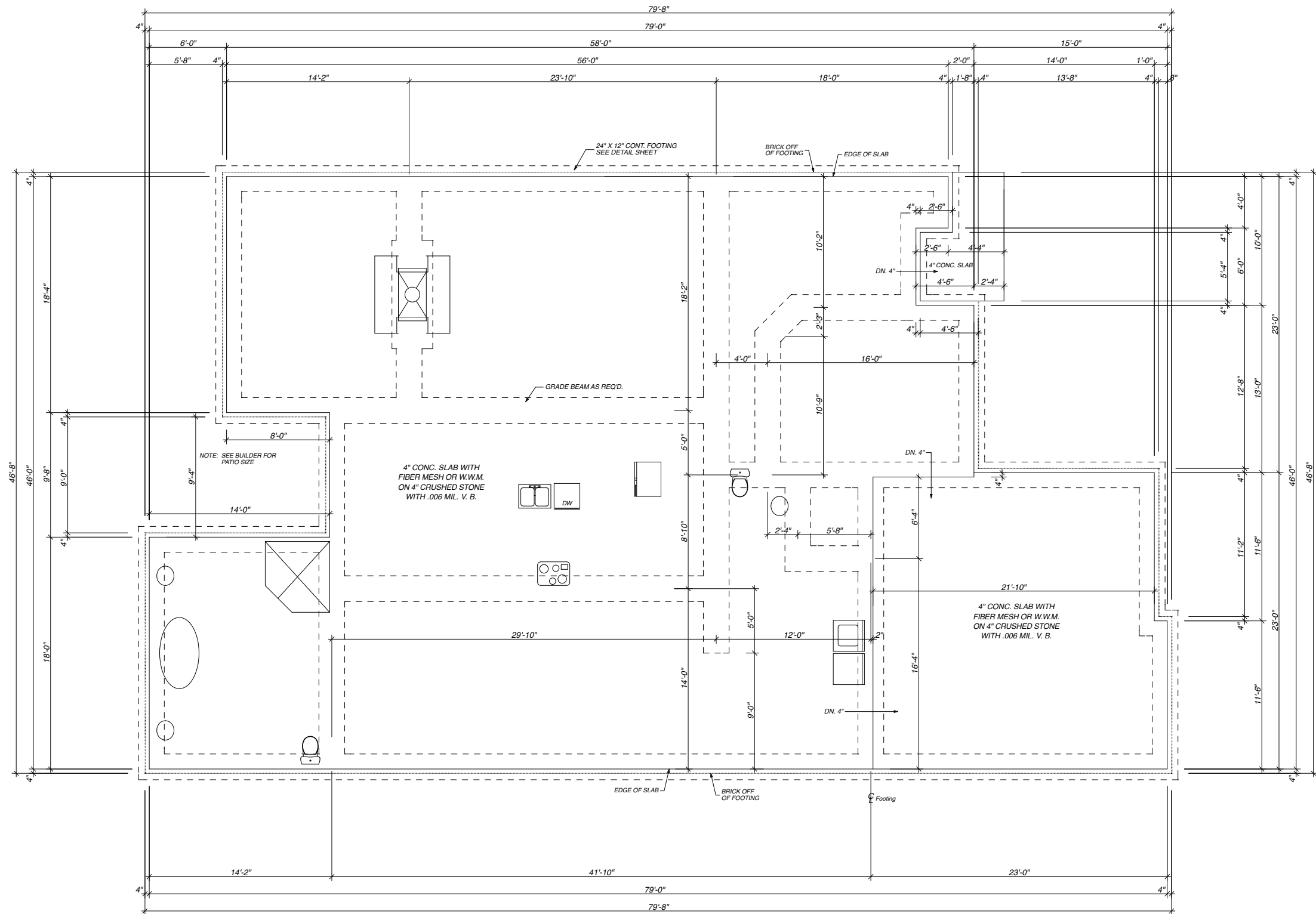
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Drawing Number: 3543B-3804



SECOND LEVEL FLOOR PLAN  
SC: 1/4" = 1'-0"

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Drawing Number :	3543B-3804



SLAB & FOUNDATION PLAN  
SC: 1/4" = 1'-0"

**Please Note:**

Clem Burch Home Design assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction:

1. Builder or contractor must verify dimensions and all aspects of plans for compliance with all local building codes and ordinances where house is to be constructed.
2. Verify all structural elements for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only; engineering aspects should incorporate actual site and soil conditions.

Clem Burch Home Design assumes no liability for any changes made to these plans nor do we assume any liability for advice given or methods used by the builder, contractor, or other professionals involved in the construction of a house from these plans.

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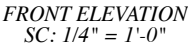
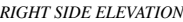
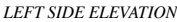
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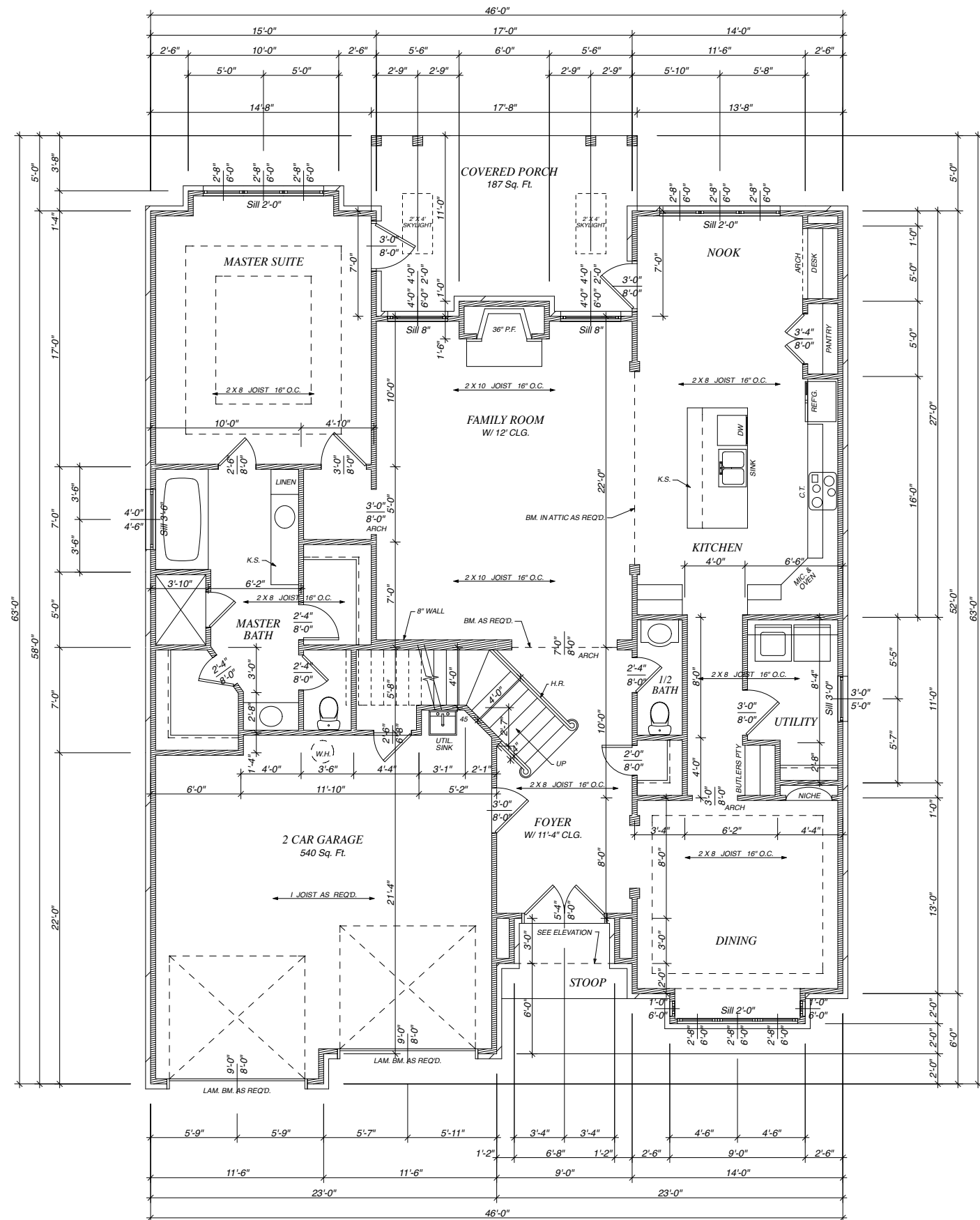
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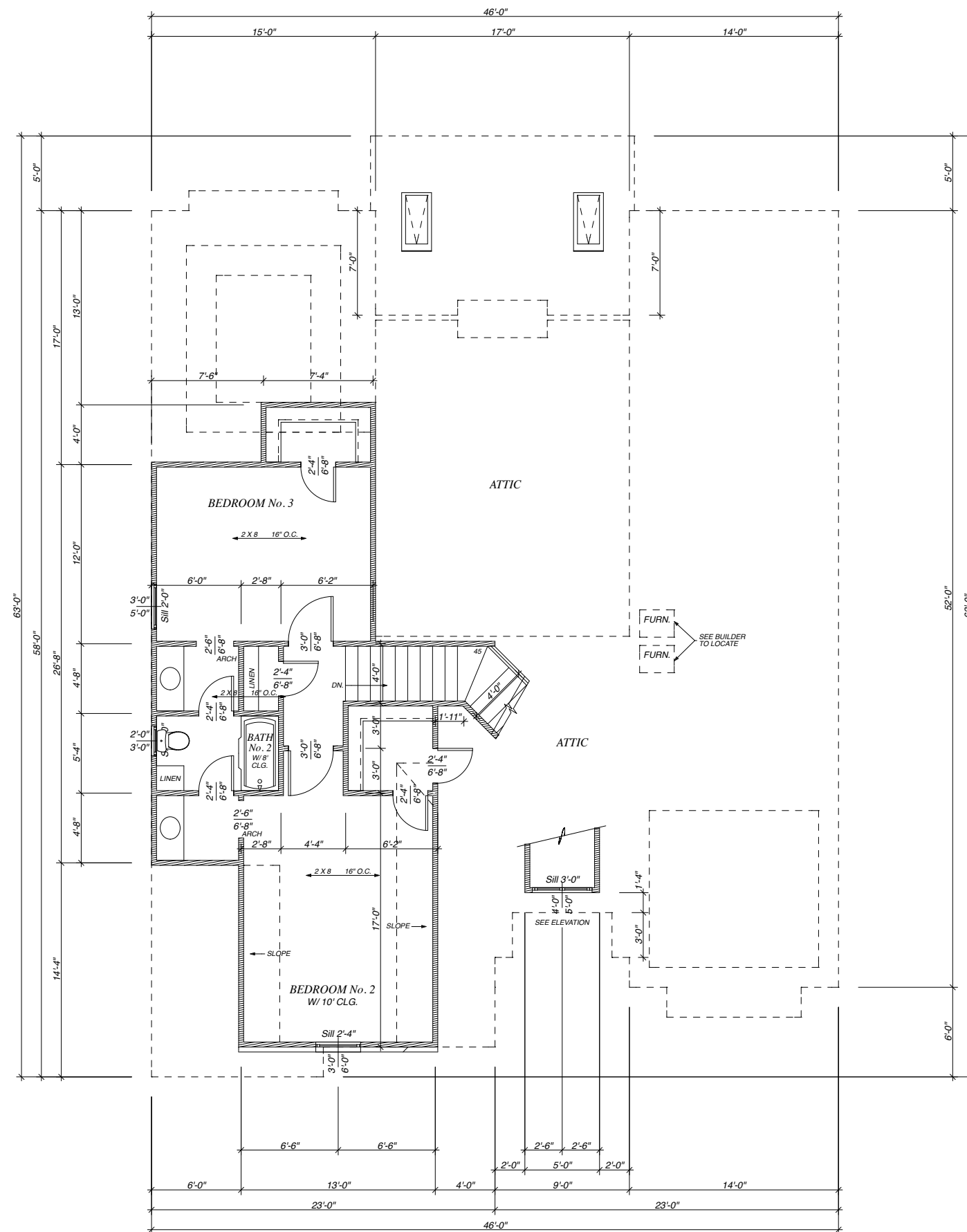


MAIN LEVEL FLOOR PLAN  
SC: 1/4" = 1'-0"

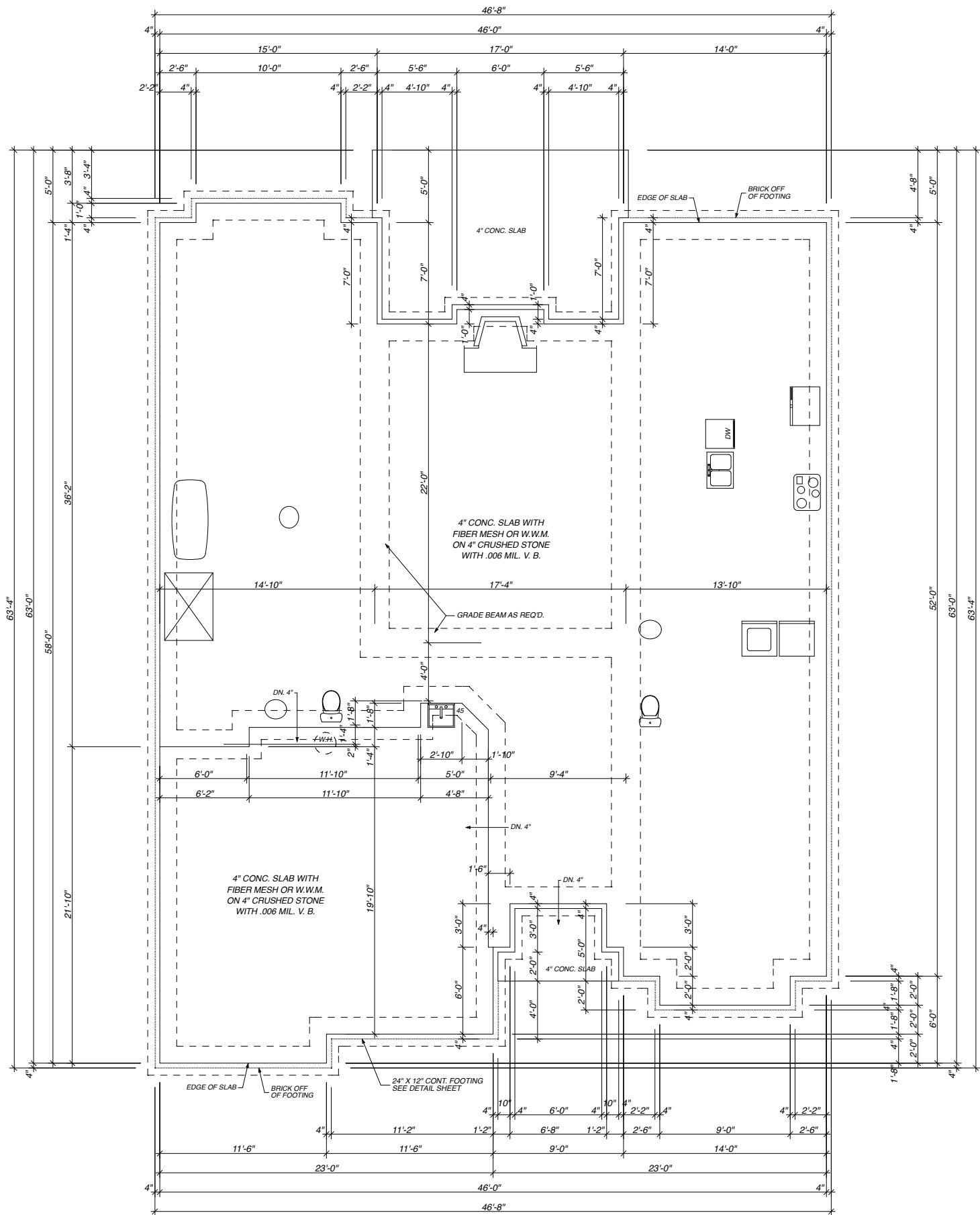
MAIN LEVEL  
SECOND LEVEL  
TOTAL

1825  
648  
2473

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DRAWING NUMBER	3565	







SLAB & FOUNDATION PLAN  
SC: 1/4" = 1'-0"

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