

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, November 20, 2023

1. CALL TO ORDER: 5:00 p.m.

Introduction of members and city staff

Verification of “no conflict of interest” and verification of “proper notification”

2. APPROVAL OF MINUTES

Chair: As the Planning and Zoning Commission has received a synopsis of the previous meeting, I move that we dispense with the reading of the minutes of the same unless there are any deletions, additions, or corrections.

3. CONSENT AGENDA

S-71-23: Collegiate Downs Condominiums, consisting of 38 condominium units on approximately 0.92 acres located at 1009 12th Street. (Council District 4)

S-72-23: Highland Park Condominiums, consisting of 10 condominium units on approximately 0.9 acres located at 828 Rice Valley Road Northeast. (Council District 3)

S-73-23: Lake Forest Condominiums, consisting of six condominium units and one common area lot on approximately 0.32 acres located at 1415-1425 2nd Court East. (Council District 4)

S-76-23: Resurvey of Lot 1 of the Resurvey of lots 41 & 43 Crestview, a reconfiguration of two lots on approximately 0.39 acres located at 600 26th Avenue East. (Council District 5)

S-80-23: York Place Townhomes, a Resurvey of Lot 18 Homewood Subdivision #2, consisting of three townhome lots on approximately 0.26 acres located at 831 14th Street. (Council District 4)

4. CASES REQUESTING TO WITHDRAW

5. CASES REQUESTING TO CONTINUE

6. UNFINISHED BUSINESS

7. CASES TO BE HEARD

COMPANION CASES

- a. **S-78-23: Weaver – Riverside Drive Apartments, a Resurvey of Lots 7-9 Riverside Subdivision**, consisting of one lot on approximately 0.59 acres located at 1200 Riverside Drive in conjunction with HB-01-23. (Council District 4)

HB-01-23: Alexander Architecture, LLC petitions to construct a three-story apartment building with 36 bedrooms on the property located at 1200 Riverside Drive in conjunction with S-78-23. (Zoned RMF-2U HB) (Council District 4)

REZONINGS

Z-20-23: Gregory Binion petitions to rezone approximately 0.2 acres located at 1801 Fosters Ferry Road from R-3 to BNS. (Council District 1)

Z-21-23: Perman Construction petitions to rezone approximately 2.94 acres located at 4005 Stillman Boulevard from R-2 to BN. (Council District 1)

PRELIMINARY PLATS

S-74-23: 31 Audubon Place, a Resurvey of Lot 31 Audubon Place, consisting of one residential lot on approximately 0.23 acres located at 31 Audubon Place. (Council District 4)

S-75-23: Resurvey of Lot 24 Lakeview and Lot 30 Lake Forest #4, a reconfiguration of two lots on approximately 0.34 acres located at 24 Lakeview. (Council District 2)

S-77-23: Resurvey of Lot 6 & Part of Lot 1 C.V. Spradley, a reconfiguration of two lots on approximately 0.74 acres located at 610 Hargrove Road & 2014 6th Avenue. (Council District 2)

S-79-23: Woodland Hills No. 23, consisting of three single-family residential lots on approximately 5.4 acres located at 3715 Woodland Hills Drive. (Council District 6)

S-81-23: The Enclave West, a Resurvey of Lot 20 & Part of Lot 18 Bryce & Friedman, consisting of eight townhome lots and one multi-family residential lot on approximately 0.59 acres located at 808 Gene Stallings Avenue & 1411 8th Street. (Council District 4)

S-82-23: Marina Drive, consisting of three lots on approximately 7.88 acres located at 15130 Marina Drive. (Not in City Limits)

S-83-23: Spencer's Cove, a Resurvey of Lot 7 Spencer's Cove and Unplatted Land, consisting of one lot on approximately 1.97 acres located at 7453 Spencers Cove Road. (Not in City Limits)

8. OTHER BUSINESS

The Tuscaloosa Planning and Zoning Commission will vote to approve the 2024 Meeting Dates and Deadlines.

9. ADJOURN