

# TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, May 20, 2024

## 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-35-24: 27th Street Townhomes, a Resurvey of Lot 6 I.M. Averette Subdivision No. 3**, consisting of three townhome lots on approximately 0.16 acres located at 901 27th Street. (Council District 7)

## 4. CASES REQUESTING TO WITHDRAW

**Appeal Pursuant to Rule 13:** Duncan Coker Associates, P.C. petitions to waive the bar against reconsideration within six (6) months and place the following previously denied petition on the June 2024 agenda:

**P-02-24 Lou’s Landing:** a Planned Unit Development consisting of 149 single-family residential lots, 42 townhome lots, eight open space lots, and four common area lots on approximately 57 acres located north of Old Colony Road and south of Forest Oaks Lane in conjunction with AN-05-24 and PS-33-24. (Not in City Limits)

**Appeal Pursuant to Rule 13:** Duncan Coker Associates, P.C. petitions to waive the bar against reconsideration within six (6) months and place the following previously denied petition on the June 2024 agenda:

**PS-33-24: Lou’s Landing,** consisting of 149 single-family residential lots, 42 townhome lots, eight open space lots, and four common area lots on approximately 57 acres located north of Old Colony Road and south of Forest Oaks Lane in conjunction with AN-05-24 and P-02-24. (Not in City Limits)

## 5. CASES REQUESTING TO CONTINUE

## 6. UNFINISHED BUSINESS

**S-27-24: Sullivan Estates,** consisting of five lots on approximately 9.0 acres located at and around 1705 Bear Creek Road East. (Not in City Limits) **CONTINUED FROM APRIL 2024**

## 7. CASES TO BE HEARD

### COMPANION CASES

a. **AN-11-24:** Annexing approximately 0.3 acres located at 4730 Harkey Lane in conjunction with Z-06-24.

**Z-06-24:** WJM Investments, LLC petitions to rezone approximately 1.3 acres located at 4730 Harkey Lane from R-1 to BN in conjunction with AN-11-24. (Council District 3/Not in City Limits)

- b. **AN-12-24**: Annexing approximately 4.5 acres located at 1231 Englewood Village Drive in conjunction with Z-07-24 and S-39-24.

**Z-07-24**: D.P. Properties, LLC petitions to rezone approximately 4.5 acres located at 1231 Englewood Village Drive from R-1 to BH in conjunction with AN-12-24 and S-39-24. (Not in City Limits)

**S-39-24: Resurvey Commercial Lot 8 Englewood Village Phase IV**, consisting of five commercial lots on approximately 4.5 acres located at 1231 Englewood Village in conjunction with AN-12-24 and Z-07-24. (Not in City Limits)

- c. **Z-08-24**: Cypress Properties LLC petitions to rezone approximately 0.98 acres located at 4005 6th Avenue from R-1 to R-2 in conjunction with S-38-24. (Council District 7)

**S-38-24: Resurvey of Lot 8 Burks Garden**, consisting of four single-family residential lots on approximately 0.98 acres located at 4005 6th Avenue. (Council District 7)

## **ANNEXATION REQUESTS**

**AN-09-24**: Annexing approximately 1.8 acres located at 15129 Marina Drive.

**AN-10-24**: Annexing approximately 1.1 acres located at 17060 Hayes Road.

## **PRELIMINARY PLATS**

**S-34-24: CLSB Subdivision, a Resurvey of Lot 4B of the Resurvey of Lot 4, Site A, Tuscaloosa County Industrial Park No. 1**, a reconfiguration of two existing industrial lots on approximately 22.87 acres located at 1301 and 1351 Industrial Park Drive. (Council District 1)

**S-36-24: 5th Avenue Townhomes, a Resurvey of Newton 3 Subdivision**, consisting of 14 townhome lots and two open space lots on approximately 1.8 acres located at and around 2820 and 2830 5th Avenue. (Council District 7)

**S-37-24: Factory Addition No. 3, a Resurvey of Factory Addition No. 2**, consisting of one industrial lot on approximately 0.5 acres located at 2851 Southside Drive. (Council District 2)

**S-40-24: 7414 Old Greensboro Road**, consisting of two lots on approximately 3.07 acres located at 7414 Old Greensboro Road. (Not in City Limits)

**S-41-24: Skelton Farm Subdivision**, consisting of eight residential lots on approximately 24.5 acres located west of 11780 Joe Namath Road. (Not in City Limits)

**S-42-24: Resurvey of Lot 1 Deal Family Subdivision No. 2**, consisting of two lots on approximately 61.9 acres located at 13501 Charlottesville Circle. (Not in City Limits)

**S-43-24: Lake Cove Estates No. 4**, consisting of nine lots on approximately 10 acres north of 11845 Grandview Drive and south of 11878 Grandview Drive. (Not in City Limits)

## **8. OTHER BUSINESS**

As a part of the Framework Code Update process, the Planning and Zoning Commission will review proposed Zoning Text changes within the new draft zoning ordinance related to freestanding signs in the Interstate 20/59 Corridor.

Commons North, LLC requests an extension for the previously approved Planned Unit Development:

**P-03-22: Northriver Commons**: a 5-story mixed-use building with approximately 17,000 sf of ground floor commercial space, 3,500 sf of amenity space, and 1, 2, and 3-bedroom apartment units consisting of 390 bedrooms, on approximately 4.68 acres located at 1750 Commons North Loop. (Council District 3)

**9. ADJOURN**