

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, September 16, 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

4. CASES REQUESTING TO WITHDRAW

P-04-23(1) Cypress Creek Cove: an amendment to the Cypress Creek Cove Planned Unit Development to allow detached single-family homes without a garage located at 4500 Cypress Creek Avenue East. (Council District 7)
CONTINUED FROM AUGUST 2024

5. CASES REQUESTING TO CONTINUE

Z-13-24: Austin Marcum petitions to rezone approximately 0.30 acres located at 2501 12th Avenue East from R-2 to BGO. (Council District 6)

6. UNFINISHED BUSINESS

7. CASES TO BE HEARD

COMPANION CASES

a. **RD-02-24: Sports Illustrated Resorts - Tuscaloosa**, Development 123 LLC petitions to construct a mixed-use development on the property located at 105 Rice Mine Road North in conjunction with S-65-24. (Council District 3)

S-65-24: Sports Illustrated Resorts – Tuscaloosa, Being a Resurvey of Lots 1 & 2 The Bend, a reconfiguration of two existing lots on approximately 3.08 acres located at 105 Rice Mine Road North in conjunction with RD-02-24. (Council District 3)

b. **P-05-24 The Gates of Emerald’s Edge**: a Planned Unit Development consisting of 12 single-family residential lots and one open space lot on approximately 32 acres located north and west of Lewis Spur, and bordering Lake Tuscaloosa in conjunction with PS-63-24. (Council District 3)

PS-63-24: The Gates of Emerald’s Edge, consisting of 12 single-family residential lots and one open space lot on approximately 32 acres located north and west of Lewis Spur, and bordering Lake Tuscaloosa in conjunction with P-05-24. (Council District 3)

c. **P-06-24 The Terrace at Skyland Park**: a Planned Unit Development consisting of consisting of 26 single-family residential lots and one open space lot on approximately 10.2 acres located at 91 53rd Street East, south of the existing Skyland Park Subdivision in conjunction with S-64-24. (Council District 7)

PS-64-24: The Terrace at Skyland Park, consisting of consisting of 26 single-family residential lots and one open space lot on approximately 10.2 acres located at 91 53rd Street East, south of the existing Skyland Park Subdivision in conjunction with P-06-24. (Council District 7)

DOWNTOWN/RIVERFRONT OVERLAY DISTRICT

DROD-03-24: Lauren Blackwood petitions to modify the exterior façade of the building located at 2012 8th Street. (Zoned BGO-DROD) (Council District 4)

PRELIMINARY PLATS

S-66-24: Dakota Vista, consisting of five residential lots and three satellite septic lots on approximately 14.18 acres located at 10619 Sexton Bend Road. (Not in City Limits)

S-67-24: A Resurvey of Lots 280-282 Monticello Estates No. 2, consisting of one lot on approximately 3.19 acres located at and around 13004 Bear Creek Road. (Not in City Limits)

S-68-24: A Resurvey of Lot 1A of a Resurvey of Lot 1 of Bear Creek Estate No. 2, consisting of two lots on approximately 3.08 acres located at 13166 Bear Creek Road. (Not in City Limits)

S-69-24: Star Petroleum Subdivision, consisting of two lots on approximately 3.31 acres located at 8113 Old Marion Road. (Not in City Limits)

8. OTHER BUSINESS

9. ADJOURN