

# TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, February 17, 2025

## 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-18-25: 426 Reed Street, a Resurvey of a Portion of Lots 8, 19, and 11 Walter Smith Survey in Lot 3 of University Survey,** consisting of one lot on approximately 0.17 acres located at 426 Reed Street. (Council District 4)

**S-19-25: 1300 Paul Bryant Drive Condominiums,** consisting of three condominium units and one common space lot on approximately 0.16 acres located at 1300 Paul W Bryant Drive. (Council District 4)

**S-20-25: 1715 Forest Lake Drive, a Resurvey of a Portion of Lots 8, 9, and 10 Block 8 Lake Forest Subdivision,** consisting of one lot on approximately 0.12 acres located at 1715 Forest Lake Drive. (Council District 2)

## 4. CASES REQUESTING TO WITHDRAW

**S-85-24: Stonehedge No. 6, a Resurvey of Lot 7 Stonehedge No. 5,** consisting of two lots on approximately 6.9 acres located at 11550 Stonehedge Road. (Not in City Limits) **CONTINUED FROM THE JANUARY 2025 MEETING / WITHDRAWN BY APPLICANT PRIOR TO MEETING**

## 5. CASES REQUESTING TO CONTINUE

**Z-03-25:** Rockpoint Development petitions to rezone approximately 3.0 acres located at 501 Rice Valley Road North from SFR-1 to SFR-4 in conjunction with S-05-25. (Council District 3) **CONTINUED FROM THE JANUARY 2025 MEETING / CONTINUED TO THE MARCH 2025 MEETING**

**S-05-25: Residences at Rice Valley, a Resurvey of Lot 1 Riverwood Presbyterian Church Subdivision,** consisting of 37 residential lots and three open space lots on approximately 7.9 acres located at 501 Rice Valley Road North in conjunction with Z-03-25. (Council District 3) **CONTINUED FROM THE JANUARY 2025 MEETING / CONTINUED TO THE MARCH 2025 MEETING**

**GPD-04-25 Cedar Forest:** Poets, Inc. petitions to rezone approximately 27.1 acres located at and around 1322 31<sup>st</sup> Street East from SFR-1 to GPD as a General Planned Development consisting of 80 single-family lots and one open space lot in conjunction with PS-07-25. (Council District 6) **CONTINUED FROM THE JANUARY 2025 MEETING**

**PS-07-25: Cedar Forest, a Resurvey of Lot 6, 14, 15, and 16 Princeton Heights Subdivision,** consisting of 80 residential lots and one open space lot on approximately 27.1 acres located at and around 1322 31<sup>st</sup> Street East

in conjunction with GPD-04-25. (Council District 6) **CONTINUED FROM THE JANUARY 2025 MEETING**

**S-21-25: Addison Terrace on 14th, a Resurvey of Part of Lots 1-4 Block 116; Lots 14, 15, and 21; and Part of Lots 13 and 20 Block 106 and Vacated Portion of 11th Avenue and Alley T.C.I. & L. Subdivision**, consisting of one lot on approximately 2.31 acres located at 1001-1105 14th Street. (Council District 4)

**S-22-25: Alexis Row on 12th, a Resurvey of Lots 1-6 and 9-16 Block 93 Capstone Court and a Partially Vacated Alley within Block 93**, consisting of one lot on approximately 2.7 acres located at 1202 6th Avenue, 617-621 12th Street, and 600-624 13th Street. (Council District 4)

**S-23-25: Brownstones on 12th, a Resurvey of Lots 1-6 and Part of Lot 7 and 8 Block 87 T.C.I. & L. Subdivision**, consisting of one lot on approximately 1.29 acres located 1209-1217 12th Street, 1207-1211 14th Avenue, and 1204-1208 12th Avenue. (Council District 4)

**S-24-25: Residences on 6th Avenue, a Resurvey of Lots 15 and 16 Block 74 T.C.I. & L. Subdivision**, consisting of one lot on approximately 0.37 acres located at 600-602 12th Street and 1122 6th Avenue. (Council District 4)

## 6. UNFINISHED BUSINESS

### COMPANION CASES

- a. **AN-01-25**: Annexing approximately 57 acres located north of Old Colony Road and south of Forest Oaks Lane lots in conjunction with GPD-01-25 and PS-01-25. **CONTINUED FROM THE JANUARY 2025 MEETING**

**GPD-01-25 Brixton**: 68 Ventures, LLC petitions to rezone approximately 57 acres located north of Old Colony Road and south of Forest Oaks Lane from SFR-1 to GPD as a General Planned Development consisting of 144 single-family lots and seven open space lots in conjunction with AN-01-25 and PS-01-25. (Not in City Limits) **CONTINUED FROM THE JANUARY 2025 MEETING**

**PS-01-25: Brixton**, consisting of 144 single-family lots and seven open space lots on approximately 57 acres located north of Old Colony Road and south of Forest Oaks Lane in conjunction with AN-01-25 and GPD-01-25. (Not in City Limits) **CONTINUED FROM THE JANUARY 2025 MEETING**

## 7. CASES TO BE HEARD

### COMPANION CASES

- a. **SD-01-25**: Construction of ten townhome units within a special district located at 2201-2211 Paul W Bryant Drive and 1000-1004 22<sup>nd</sup> Avenue in conjunction with S-15-25. (Zoned DP) (Council District 4)

**S-15-25: 2211 Bryant Drive Townhomes, a Resurvey of Part of Lot 378 of the Original City of Tuscaloosa Survey and unplatted land**, consisting of 10 residential lots and one open space lot on approximately 0.59 acres located at 2201- 2211 Paul W Bryant Drive and 1000-1004 22<sup>nd</sup> Avenue in conjunction with SD-01-25. (Council District 4)

### PRELIMINARY PLATS

**S-16-25: Resurvey of Tuscaloosa Heights, Being a Resurvey of a Portion of Lots 1-3, 5, all of Lots 6-12 Block B and Lots 1-6 Block C, and vacated right of way**, consisting of three lots on approximately 2.56 acres located at 1241 McFarland Blvd East and 900-914 13<sup>th</sup> Street East. (Council District 5)

**S-17-25: Resurvey of Lots 5 and 6 Cherokee Estates Section One**, a reconfiguration of two lots on approximately 8.42 acres located at 12273 Cherokee Drive. (Outside City Limits)

#### **REZONING REQUESTS**

**Z-06-25:** Tony L. Taylor petitions to rezone approximately 0.5 acres located at 6700 31<sup>st</sup> Street from SFR-2 to SFR-4. (Council District 1)

**Z-07-25:** Austin Marcum petitions to rezone approximately 0.3 acres located at 2501 12<sup>th</sup> Avenue East from SFR-2 to NC. (Council District 6)

#### **OTHER BUSINESS**

**SD-02-25:** Construction of a 7-story condominium hotel with 104 hotel keys, approximately 32,000sf ground floor commercial space, and underground parking located at 2130 4<sup>th</sup> Street. (Zoned D) (Council District 1)

#### **8. ADJOURN**