

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, March 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-29-25: The Elle Condominiums, consisting of 33 condominium units and one common space lot on approximately 0.71 acres located at 1228 8th Street. (Council District 4)

S-30-25: Resurvey of Lots 22-25 Lake Cove Estates No. 2 and Vacated Right-of-Way, consisting of one lot on approximately 2.82 acres located at and around 11899 Grandview Drive. (Not in City Limits)

4. CASES REQUESTING TO WITHDRAW

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 (Council District 3) **CONTINUED FROM THE FEBRUARY 2025 MEETING / WITHDRAWN**

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 (Council District 3) **CONTINUED FROM THE FEBRUARY 2025 MEETING / WITHDRAWN**

5. CASES REQUESTING TO CONTINUE

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 111th 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) **CONTINUED FROM THE FEBRUARY 2025 MEETING / CONTINUED TO THE APRIL 2025 MEETING**

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) **CONTINUED FROM THE FEBRUARY 2025 MEETING / CONTINUED TO THE APRIL 2025 MEETING**

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) **CONTINUED FROM THE FEBRUARY 2025 MEETING / CONTINUED TO THE APRIL 2025 MEETING**

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)
CONTINUED FROM THE MARCH 2025 MEETING / CONTINUED TO THE APRIL 2025 MEETING

S-28-25: Wesley Place Townhomes, a Resurvey of Lot 1 Resurvey of Lots 23, 25, & 27 Cloverdale, consisting of nine lots on approximately 0.65 acres located at 430-474 Wesley Place. (Council District 4)

6. UNFINISHED BUSINESS

COMPANION CASES

- a. **GPD-04-25 Cedar Forest**: Poets, Inc. petitions to rezone approximately 27.1 acres located at and around 1322 31st 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 FEBRUARY 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 31st Street East in conjunction with GPD-04-25. (Council District 6) **CONTINUED FROM THE FEBRUARY 2025 MEETING**

7. CASES TO BE HEARD

ANNEXATION REQUESTS

AN-04-25: Annexing approximately 2.0 acres located at 17097 North Hagler Road.

COMPANION CASES

- a. **AN-05-25**: Annexing approximately 4.99 acres located at 6005 New Watermelon Road in conjunction with Z-08-25.

Z-08-25: North River Crossing, LLC petitions to rezone approximately 4.99 acres located at 6005 New Watermelon Road from SFR-1 to GC in conjunction with AN-05-25. (Not in City Limits)

PRELIMINARY PLATS

S-25-25: Resurvey of Lot 41 and 42 Block B Moton Court Subdivision, consisting of one lot on approximately 0.16 acres located at 3324 & 3326 20th Street. (Council District 1)

S-26-25: Resurvey of Part of Lot 42 and 48 Hilltop Estates No. 2 Subdivision, a reconfiguration of two lots on approximately 2.6 acres located at 11339 and 11353 Peak Drive. (Not in City Limits)

S-27-25: Resurvey of South Half of Lot 3 Block 352 Van de Graaffs Subdivision, consisting of one lot on approximately 0.09 acres located at 2706 and 2708 Short 17th Street. (Council District 1)

S-31-25: Resurvey of Lots 9 Thru 12 & Part of Lot 13 Block 13 of Holton Heights, consisting of three lots on approximately 0.63 acres located at 1603 & 1607 Crescent Ridge Road Northeast. (Not in City Limits)

S-32-25: Allen's Addition to 18th Place, a Resurvey of Parts of Lots 4 and 5 Moton Court No. 2, consisting of one lot on approximately 0.14 acres located at and around 3371 18th Place. (Council District 1)

S-33-25: Ships Addition to Alberta City, a Resurvey of Lots 91 and 92, Lots 162-164, Warrior Addition of Tuscaloosa, consisting of one lot on approximately 0.25 acres located at 2237 4th Place East and 420 23rd Avenue East. (Council District 5)

S-34-25: Van de Graaff's Section 2, a Resurvey of Part of Van De Graaff's Subdivision, consisting of two lots on approximately 1.06 acres located at 2625-2631 Short 17th Street and 2632-2638 18th Street. (Council District 1)

REZONING REQUESTS

OTHER BUSINESS

The Tuscaloosa Planning and Zoning Commission will consider changes to Section 25-101.c.3.ii of the Zoning Ordinance related to drive-throughs.

The Planning and Zoning Commission will vote on amendments to its Rules for the Transaction of Business.

8. ADJOURN