

**REPORT TO THE TUSCALOOSA PLANNING AND ZONING COMMISSION ON
THE DRUID REDEVELOPMENT SUBMITTAL
RIVERFRONT DEVELOPMENT DISTRICT
(RD-01-24)**

January 17, 2024

General

In accordance with [Sec. 24-242](#)(d) of the Zoning Ordinance of Tuscaloosa, the following report regarding The Druid has been submitted to the Tuscaloosa Planning and Zoning Commission to state the degree to which the proposal conforms or fails to conform to the standards and guidelines set forth in [Article XVIII](#) of the Zoning Ordinance of Tuscaloosa. This report includes comments from the Tuscaloosa Riverfront Advisory Commission in accordance with [Sec. 24-242](#)(c) of the Zoning Ordinance of Tuscaloosa.

Conformity of Development to Standards Prescribed in the Riverfront Development District Regulations

[Sec. 24-239](#):

Conditional Uses

- Retail, restaurant, office and multifamily residential are all listed as a conditional use within the boundaries of the Riverfront Development District.

[Sec. 24-240](#):

Application for Development Plan Approval

- All components of this application have been submitted in accordance with this Section.

[Sec. 24-241](#):

Design Standards and Guidelines for Riverfront Development Approval

a. *Building height and preservation of sightlines.*

Per the petitioner, "There is a major road and a student housing complex between this property and the river so it will have very little impact on the river front. It will be a great enhancement to the overall area though. This has been a very neglected property for over 2 decades. There will be major façade and interior improvements. It is also going to be one of the only for sale products in the downtown or river front area. It will bring additional people to the Parker-Haun Park, The riverwalk and near by businesses. We believe people will come and stay here just for the Saban Center. This redevelopment will help to finish out all of the other major investments at this intersection."

b. *Roof construction and roof materials.*

Though it is unclear in the renderings provided if the primary material will remain brick, the existing structures will remain as this is a remodel and not a demolition/rebuild. Internal demolition work would occur.

c. *Exterior architectural elements and site design.*

No vinyl or aluminum siding can be used. New utilities will need to be placed underground. Major façade activation is provided with the addition of windows and glass roll-up doors along Jack Warner Parkway which is where the proposed commercial space is shown.

d. *Landscape/hardscape features.*

The proposal does not provide any pedestrian access along Jack Warner Parkway that would allow the connection of the proposed commercial space to the surrounding pedestrian paths.

e. *Any other relevant factors.* Department Comments

Per Sec. 24-242, comments were solicited from various departments. They are summarized below:

OCA: No comments.

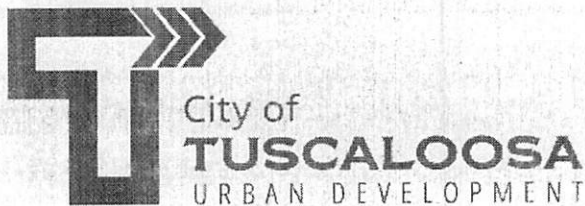
OCE: A sidewalk along Jack Warner Parkway will be required with this development. Additionally, the valley gutter will need to be replaced with standard curb and gutter along Jack Warner Parkway.

Fire: No comments.

Building: No comments.

The Opinion of the Riverfront Advisory Commission

The Tuscaloosa Riverfront Advisory Commission (RAC) will meet on Thursday, January 11, 2024 at 5:00. This document will be updated following the meeting to provide comments from the RAC.



TUSCALOOSA

D/R OVERLAY DISTRICT PERMIT APPLICATION

Please complete all of the following required fields:

Property

Address of premises affected: 219 Greensboro Ave

Owner

Name: Riverhill llc Phone: 205-752-7900 Email: Richard@RightSpaceCRE.com

Address: 1901 8th Ave, Tuscaloosa, AL 35401

Applicant (if different from owner)

Name: _____ Phone: _____ Email: _____

Contractor or Architect

Name: Owner Phone: _____ Email: _____

Certification of Applicant

An application shall not be considered "accepted" until the zoning officer determines that the application is complete. The application shall include the following information, unless waived by the Zoning Officer:

- 1) A narrative describing the overall concept of the proposed development and how it is consistent with the D/R Overlay District standards and guidelines, and compatible with existing and proposed land uses. A full list of the development standards and guidelines can be found within the Development standards and Guidelines (Sec 24-230 (b)) chapter of the city municipal code.
- 2) A site plan, at a scale of not smaller than one (1) inch equals sixty (60) feet showing the proposed layout of buildings and/or premises in the context with the property lines, setbacks, adjacent structures, streets, walkways, vehicular ingress and egress, service alleys, and loading spaces.
- 3) If a building, elevations of all sides of the proposed building indicating proposed exterior finishes, square footage, height and number of stories. Architectural renderings may be submitted as well.
- 4) Sketch of exterior premises including parking, landscaping, fencing or walls, signage, streetscape, lighting type, and other aspects as may be necessary to fully present the proposed development.
- 5) If residential development, the number of units, unit square footages, approximate sale value or rental rates, description of any covenants and restrictions, and a description of proposed ownership and management of any common open space not dedicated to public ownership.

I hereby certify that I have read and understand this application and know the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon finding by Urban Development that any relevant information supplied on or with application is substantially incorrect. I further understand that only complete applications including all required exhibits and fees are considered by Urban Development.

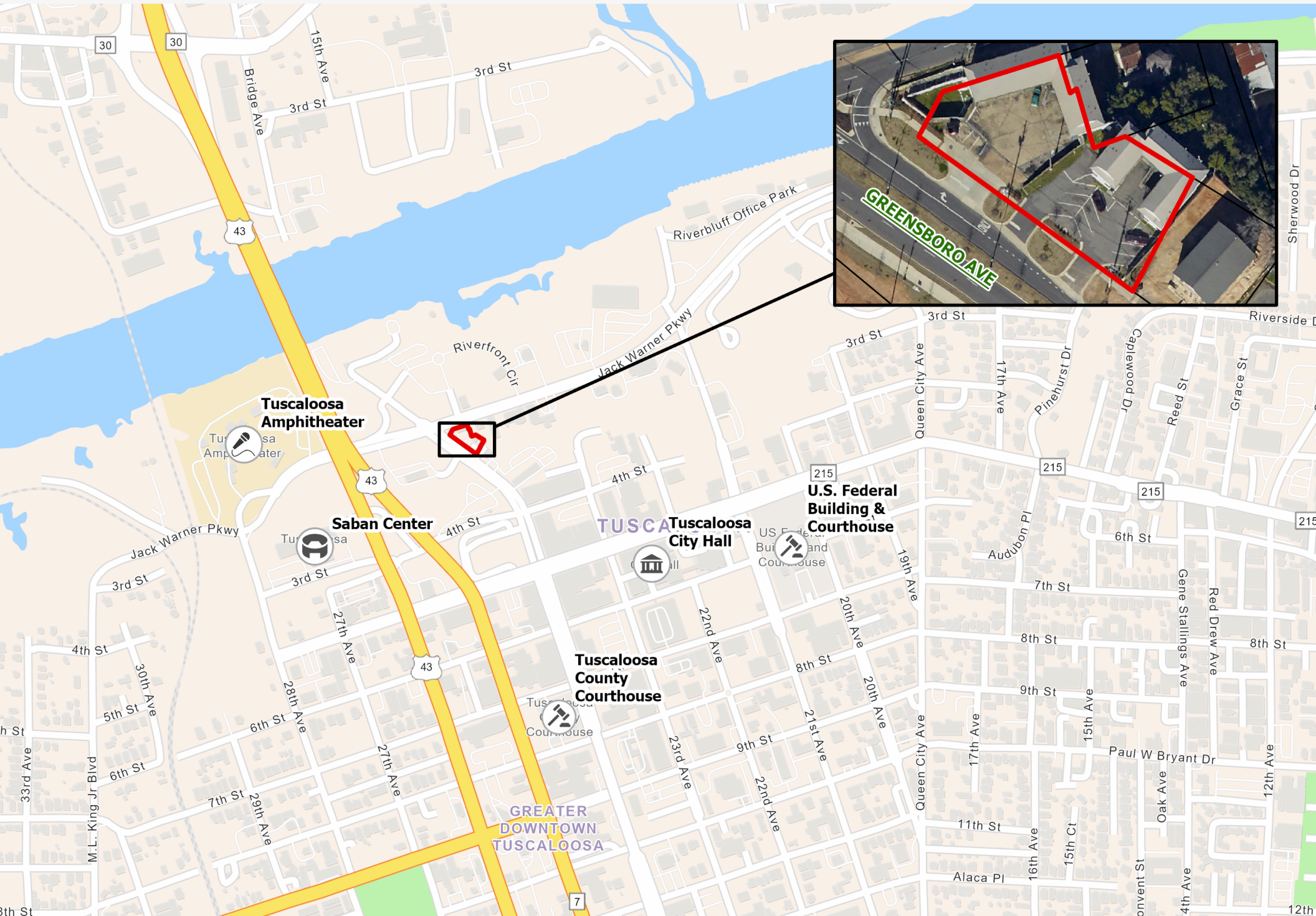
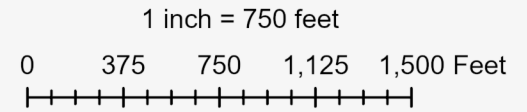
☒ I HAVE REVIEWED & AGREE TO ALL SUBMITTAL REQUIREMENTS ON THE FRONT & BACK OF THIS APPLICATION

Applicant: [Signature]

Date: 12/15/23



219 Greensboro Avenue





219 Greensboro Avenue

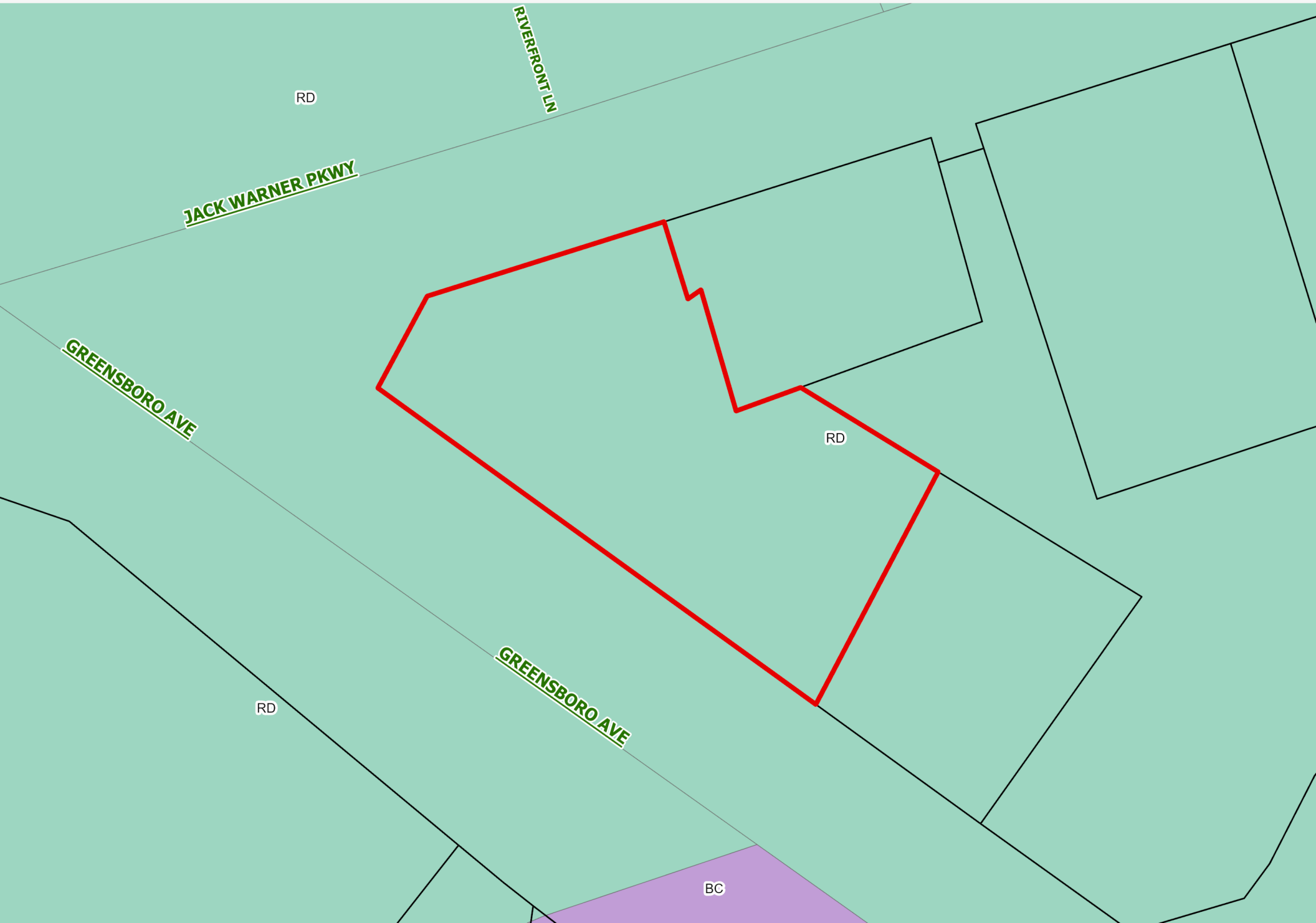
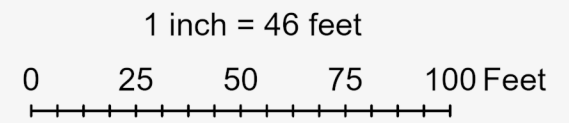
1 inch = 83 feet

0 40 80 120 160 Feet





219 Greensboro Avenue



Riverhill Condos Riverfront Overlay Application

Applicant: Riverhill LLC

Interested Parties: Richard Henry, Allen Henry, Blake Coder, Brock Corder

Financing: The property is already owned by Riverhill LLC and construction financing is already in place with Alabama Credit Union.

Narrative:

Concept: Convert the existing motel/ Apartments into 20- 1 bedroom condos for sale. Upgrade the commercial space in the north basement to white box space available for commercial use.

Market: We believe that the residential units will be purchased by home owners and second home owners that will use them for personal use, kids coming to school here and some short term rental. Units are planned to be priced in the \$275,000- \$299,000 range. Developers plan to sell all residential units and keep the commercial units.

Enhancement: There is a major road and a student housing complex between this property and the river so it will have very little impact on the river front. It will be a great enhancement to the overall area though. This has been a very neglected property for over 2 decades. There will be major façade and interior improvements. It is also going to be one of the only for sale products in the downtown or river front area. It will bring additional people to the Parker-Haun Park, The riverwalk and near by businesses. We believe people will come and stay here just for the Saban Center. This redevelopment will help to finish out all of the other major investments at this intersection.

This property is existing and the use is not substantially changing, it is just being dramatically improved. There will be covenants and restrictions in the condo association documents, but those have not been drafted yet. The association will be managed by a professional management company.

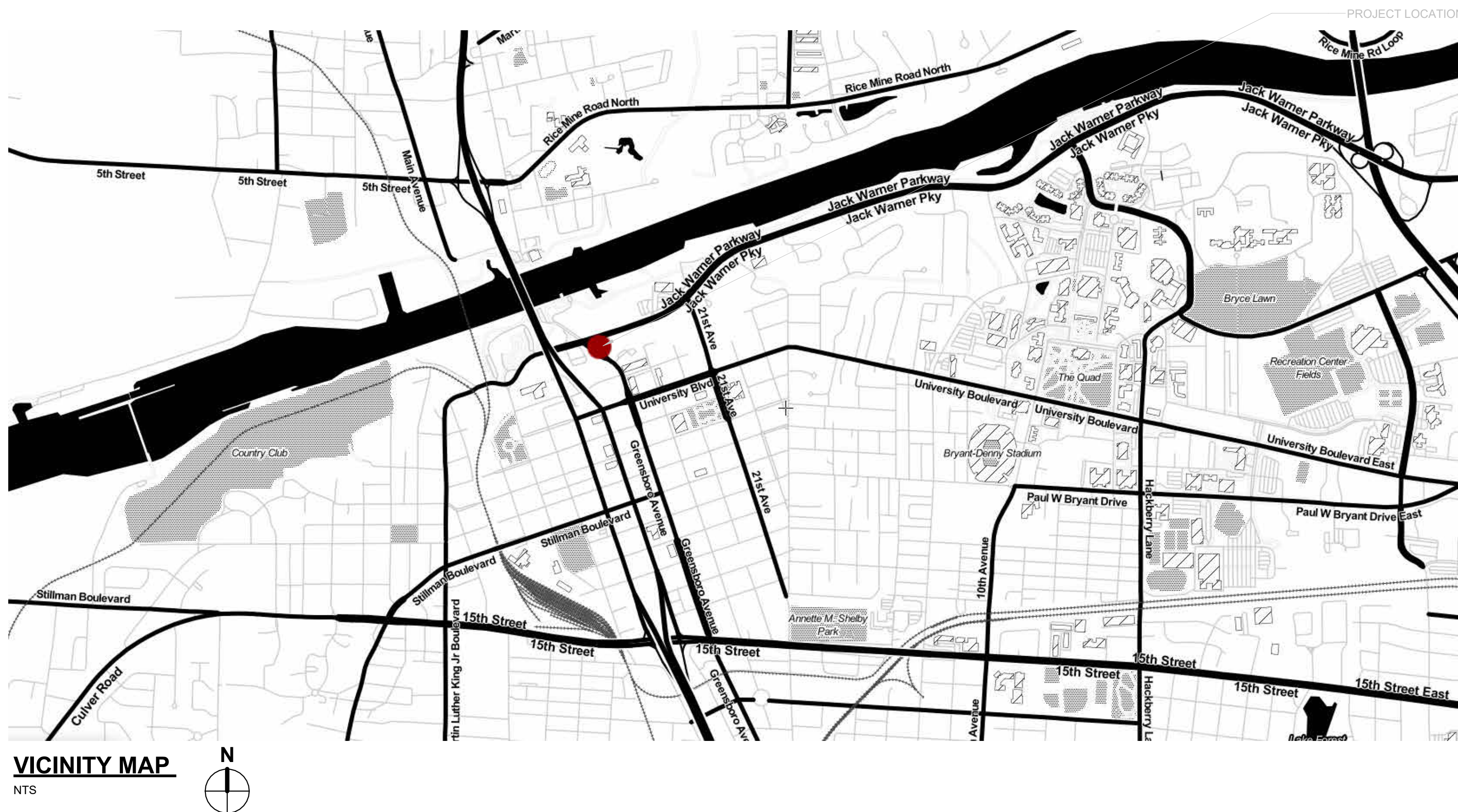
THE DRUID

219 GREENSBORO AVE, TUSCALOOSA AL 35401

CONSTRUCTION DOCUMENTS

PROJECT NO: 0001-01

DATE: 09 September 2023



PROJECT DIRECTORY

<u>OWNER:</u>	<u>ARCHITECT:</u>	<u>STRUCTURAL:</u>	<u>P/M/E:</u>	<u>CONTRACTOR:</u>
-	Arch L. Trulock, AIA 3000 7th Ave South Birmingham, AL 35233 (205) 410-7644	-	-	-

PROJECT DESCRIPTION

An apartment conversion in Tuscaloosa, AL.

CODE REVIEW DATA

- SEE SHEET A0.2 FOR BUILDING CODE SUMMARY

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE (IBC) 2018
INTERNATIONAL RESIDENTIAL CODE -FOR ONE AND TWO FAMILY DWELLINGS
(IRC) 2018
INTERNATIONAL FIRE CODE (IFC) 2018
INTERNATIONAL PLUMBING CODE (IPC) 2018
INTERNATIONAL MECHANICAL CODE (IMC) 2018
LIFE SAFETY CODE 2018
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015
NATIONAL ELECTRIC CODE (NEC) 2017
"WITH GA AMMENDMENTS"

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1		
FIRE ALARM		
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1		
35		

NOT FOR
CONSTRUCTION

215
RICHARD ARRINGTON JR. BLVD.
NORTH
SUITE #501
BIRMINGHAM, AL
35203
205.410.7644

RESIDENTIAL ADAPTATION

THE DRUID

2119 GREENSBORO AVE, TUSCALOOSA AL 35401

ARCH L. TRULOCK, ARCHITECT

[illegible]

DATE : 9/13/23
FOR: CONSTRUCTION DOCUMENTS
PROJECT #: 0001-01
COVER SHEET

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A0.0

SEAL

NOT FOR
CONSTRUCTION

215
RICHARD ARRINGTON JR. BLVD
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SUITE #501
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35203
205.410.7644

RESIDENTIAL ADAPTATION

THE DRUID

219 GREENSBORO AVE, TUSCALOOSA AL 35401

ARCH L. TRULOCK, ARCHITECT

	#	NAME	DATE
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DATE : 9/13/23
FOR: CONSTRUCTION DOCUMENTS
PROJECT #: 0001-01
SITE PLAN

T I T L E

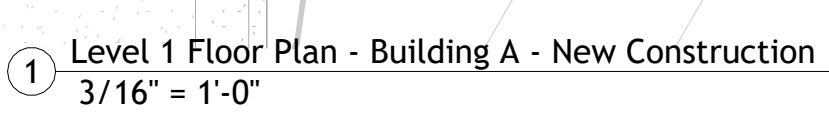
SHEET

A1.0

1 Site Plan
1" = 20'-0"

[illegible]

DATE : 9/13/23
FOR: CONSTRUCTION DOCUMENTS
PROJECT #: 0001-01
LEVEL 1 FLOOR PLAN - BUILDING A - NEW CONSTRUCTION



RESIDENTIAL ADAPTATION

THE DRUID

219 GREENSBORO AVE, TUSCALOOSA AL 35401

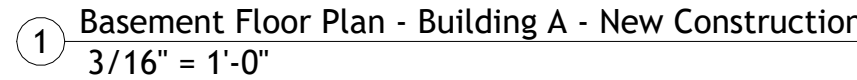
ARCH L. TRULOCK, ARCHITECT

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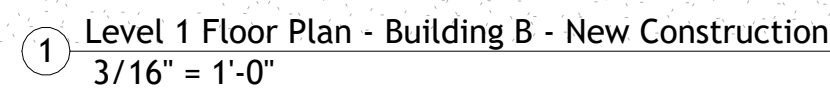
DATE : 9/13/23
FOR: CONSTRUCTION DOCUMENTS
PROJECT #: 0001-01
LEVEL 2 FLOOR PLAN - BUILDING A - NEW CONSTRUCTION

S H E E T

A1.2



T I T L E



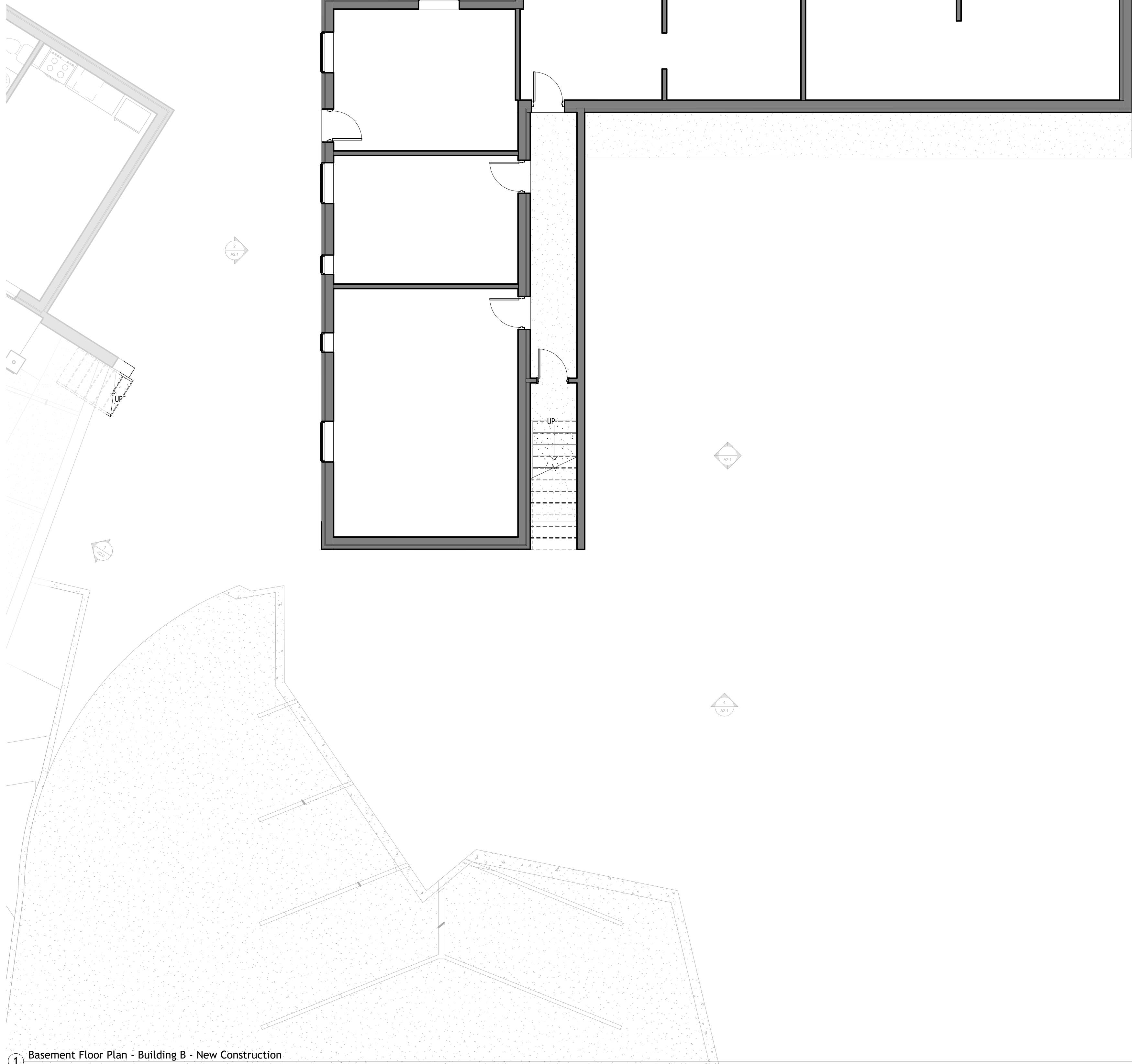
A1.5



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A1.6

A1.6



1 Basement Floor Plan - Building B - New Construction
3/16" = 1'-0"

SEAL

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RESIDENTIAL ADAPTATION

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219 GREENSBORO AVE, TUSCALOOSA AL 35401

ARCH L. TRULOCK, ARCHITECT

[illegible]

DATE : 9/13/23
FOR: CONSTRUCTION
DOCUMENTS
PROJECT #: 0001-01
BASEMENT FLOOR
PLAN - BUILDING B -
NEW CONSTRUCTION

A1.7

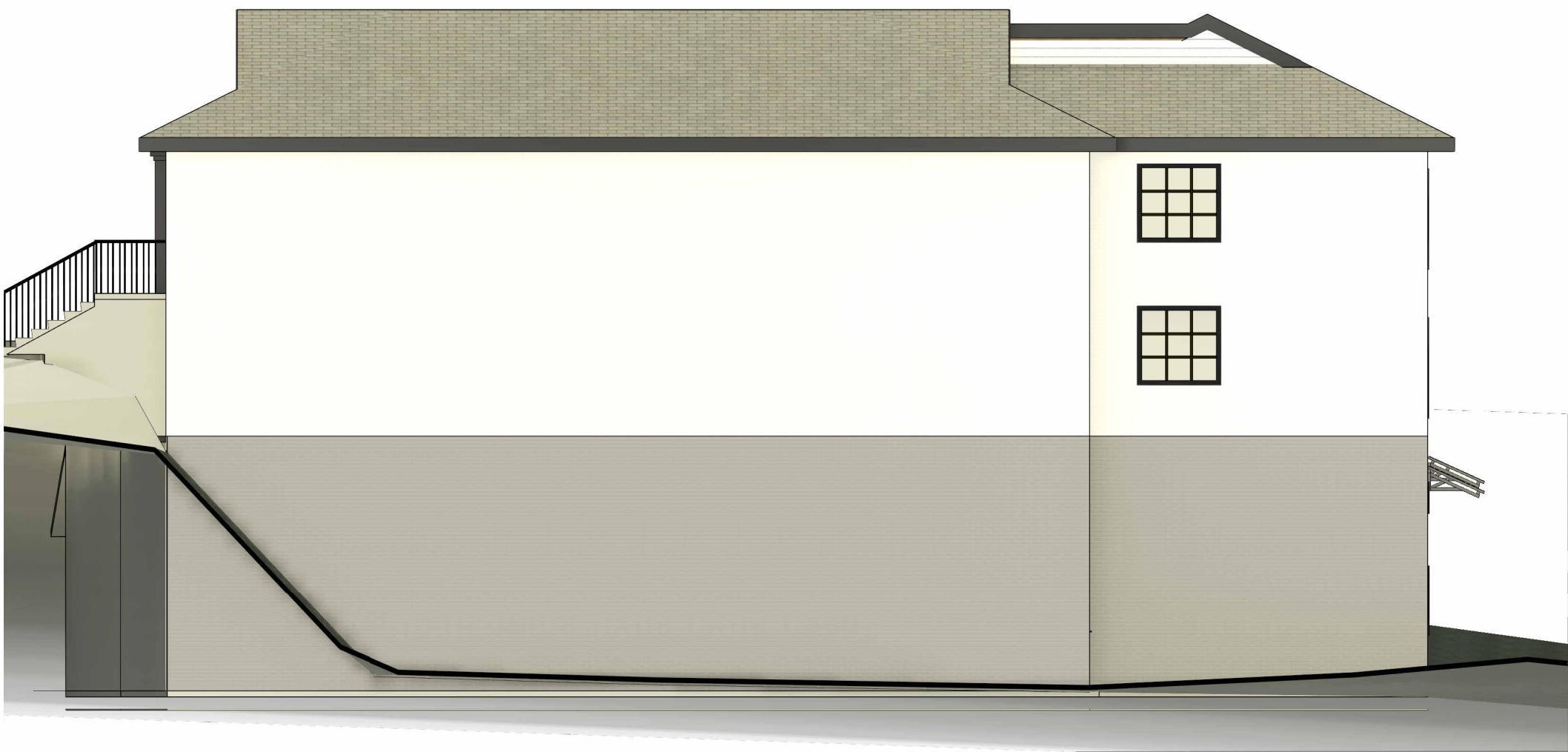
T I T L E -



① South Elevation - Building A
1/8" = 1'-0"



③ West Elevation - Building A
1/8" = 1'-0"



② East Elevation - Building A
1/8" = 1'-0"



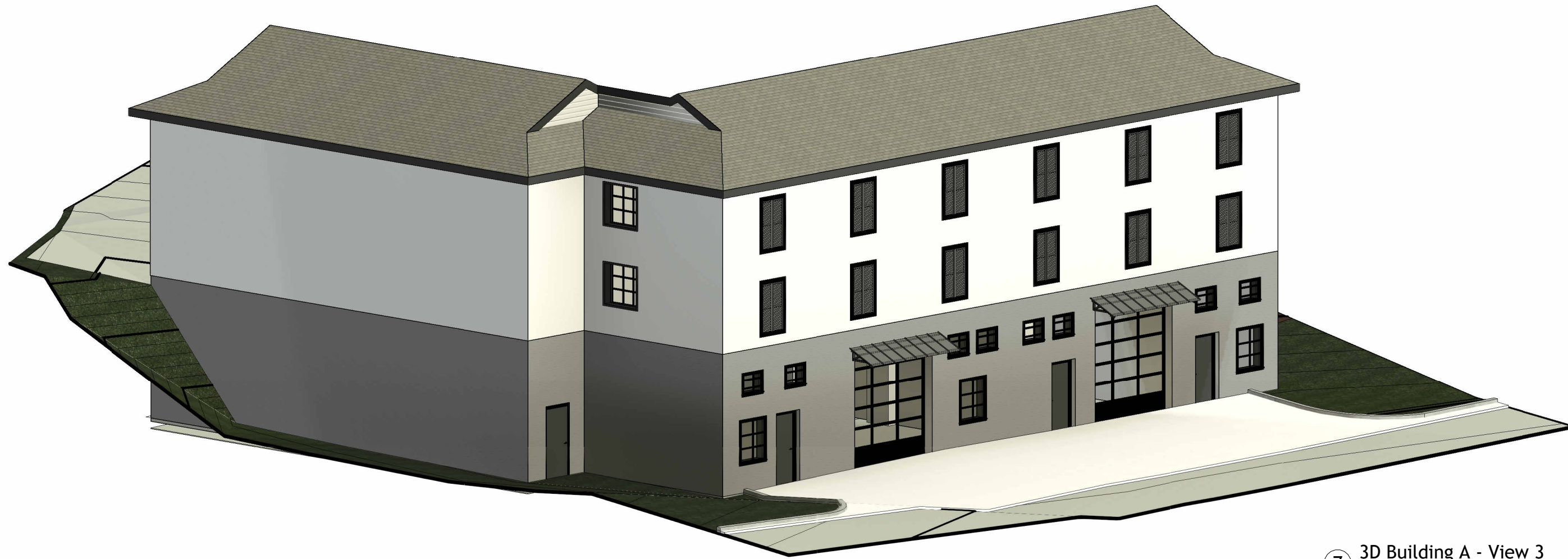
④ North Elevation - Building A
1/8" = 1'-0"



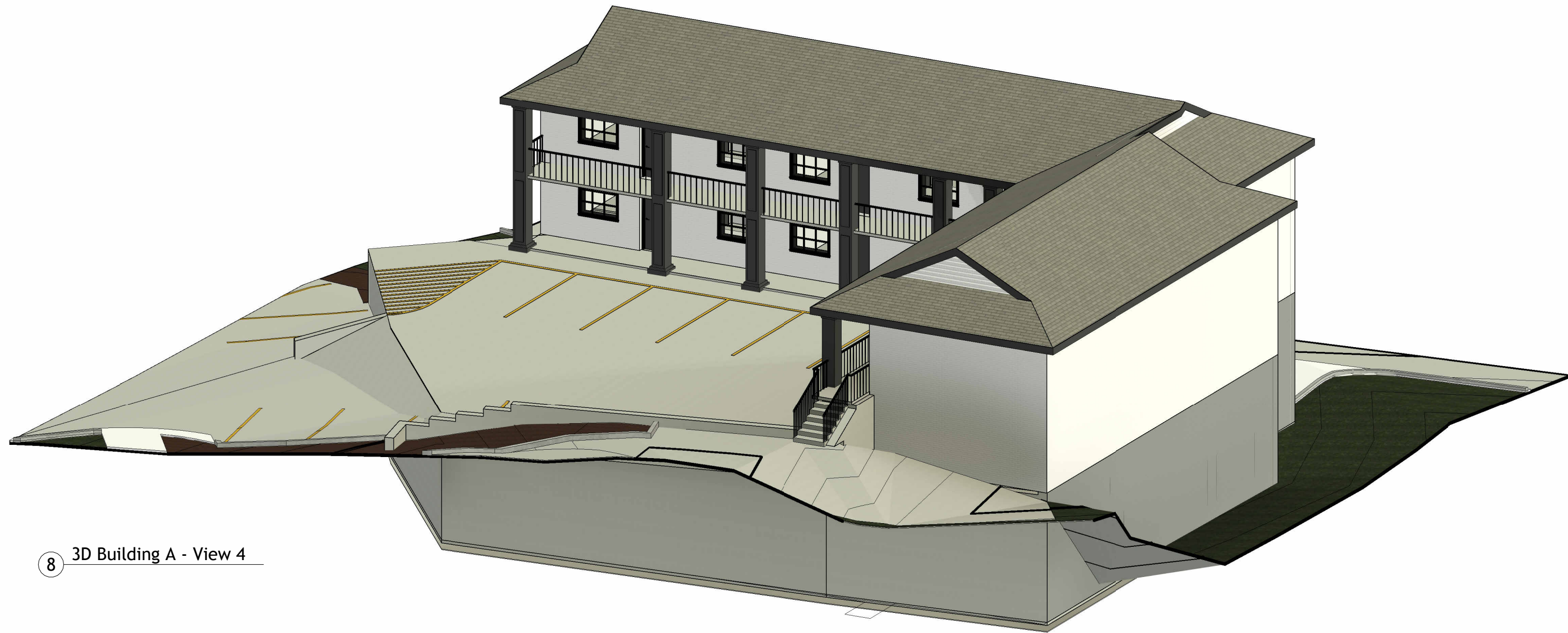
⑤ 3D Building A - View 1



⑥ 3D Building A - View 2



⑦ 3D Building A - View 3



⑧ 3D Building A - View 4

SEAL

NOT FOR
CONSTRUCTION

215
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SUITE #501
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35203
205.410.7644

RESIDENTIAL ADAPTATION

THE DRUID

219 GREENSBORO AVE, TUSCALOOSA AL 35401

ARCH L. TRULOCK, ARCHITECT

REVISIONS

#	NAME	DATE

DATE : 9/13/23

FOR: CONSTRUCTION
DOCUMENTS

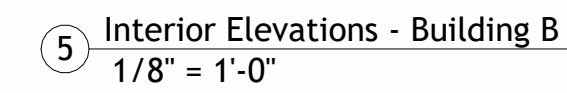
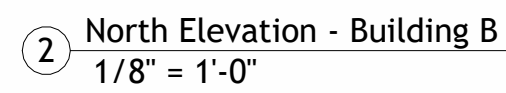
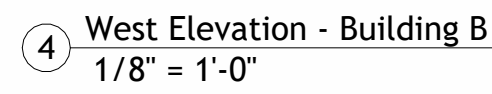
PROJECT #: 0001-01

ELEVATIONS -
BUILDING A - NEW
CONSTRUCTION

SHEET

A2.0

TITLE



A2.1