

REPORT OF OFFICE OF URBAN DEVELOPMENT, PLANNING DIVISION STAFF
TO THE TUSCALOOSA PLANNING AND ZONING COMMISSION
ON HILL HOUSE CONDOMINIUMS, A PLANNED UNIT DEVELOPMENT

January 17, 2024

General

The following report on the Hill House Condominiums PUD is submitted pursuant to Paragraph 2, Section 24-163 of the Code of Tuscaloosa. Plans of the proposed development are available for examination in the office of the Planning Division of the Office of Urban Development.

Conformity of the PUD to Standards Prescribed in the Zoning Ordinance

1. The property proposed to be included within this PUD is currently located within the city limits and is zoned BN. The property is approximately 11.3 acres. Per Sec. 24-162, no absolute minimum tract size is specified for a PUD, but the standard for BN is 15 acres.
2. The proposal includes 18 residential condominium units with structured parking.
 - a. Section 24-162 states that the dwelling unit density shall not exceed 30 units per acre. This PUD is proposing approximately 1.59 units per acre.
3. Access to this development will be from Mountbatten Road, a local street, located within Northriver Yacht Club.
4. Utilities within the PUD will be installed underground, as required in a PUD.
5. This development will be served by the City of Tuscaloosa sanitary sewer system.
6. The PUD proposal includes structured parking providing 78 spaces, two one-bedroom units, eight two-bedroom units, six three-bedroom units, and two four-bedroom units. The narrative states, "An outdoor amenity area, including private pool with a view of the lake, will be provided. Parking for the residential building will be provided in a structured parking deck behind the building, which will not be visible from the lake, public streets, or adjacent private properties." The narrative also states, "Owners of the condominium units will be required to maintain a membership at Northriver."

Desirability of PUD

This proposal is not in conformity with the **2021 Framework Comprehensive Plan** (Framework).

Framework identifies this area as Open Space and Recreation, which is defined, in part, as featuring "city and county parks, areas of preserved land such as the University of Alabama Arboretum, as well as private golf courses and cemeteries which function as open space." (p. 41)



8500 Mountbatten Rd NE

1 inch = 2,500 feet
0 0.25 0.5 0.75 1 Miles





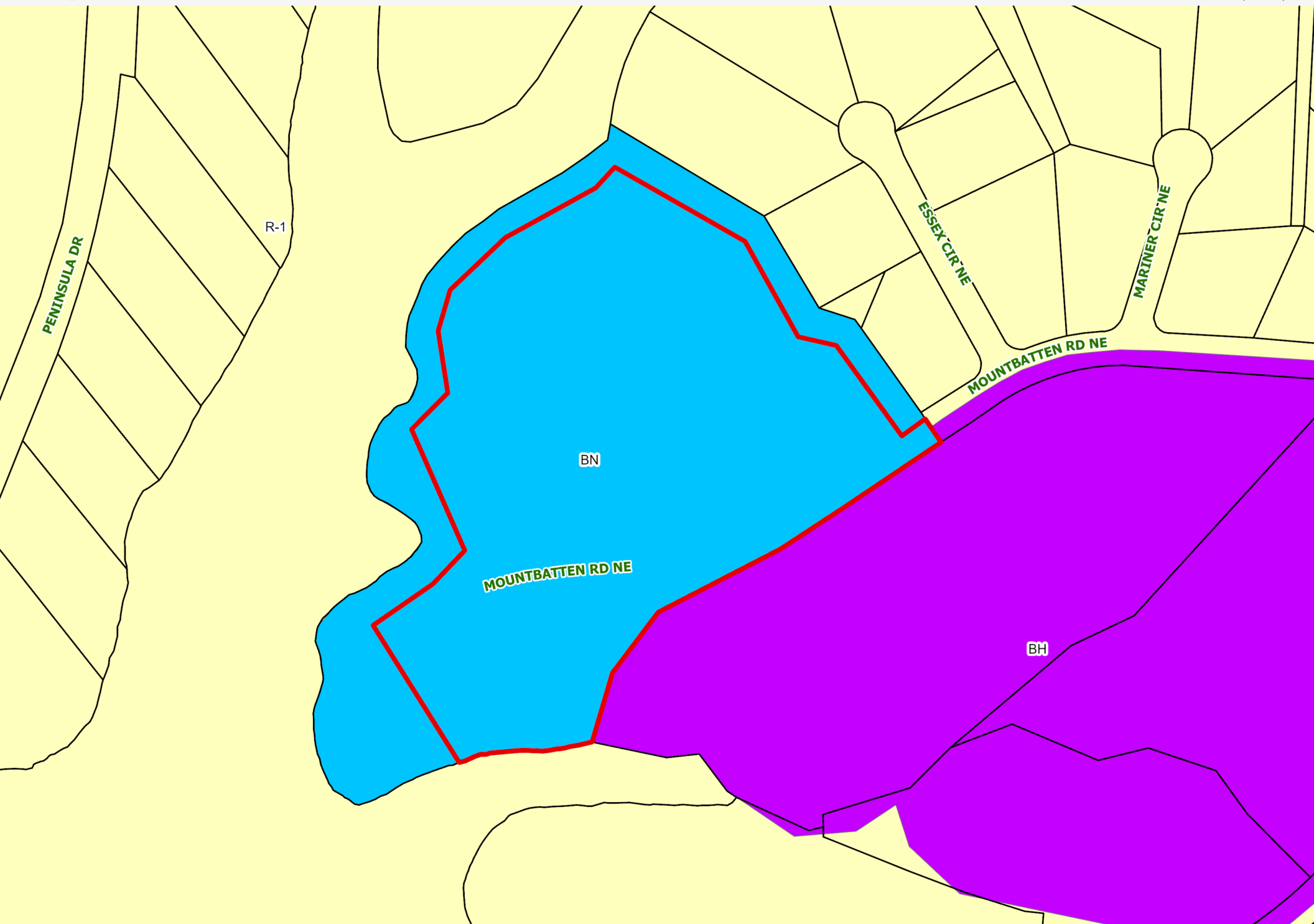
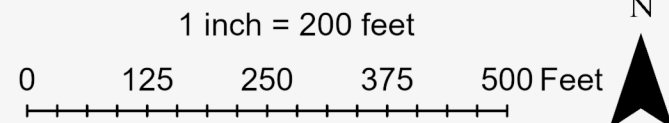
8500 Mountbatten Rd NE

1 inch = 233 feet
0 125 250 375 500 Feet





8500 Mountbatten Rd NE



APPLICATION FOR TENTATIVE APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD)

Date submitted: 12/15/2023

1. Name of PUD, if known: Hill House Condominiums
2. This is: ☒ The first application submitted relative to this PUD.
☐ An application to amend the tentative approval previously granted by
City Council on: _____. This would be the _____ amendment.
3. Name and address of development entity: Hill House, LLC
P.O. Box 1400
Tuscaloosa, AL 35403
Phone: (205) 750-2260 FAX: () _____

Development entity is a: ☐ Natural person
☐ Partnership
☒ Corporation
☐ Other: _____

Contact person for development entity is: Andy Turner

Others having a financial interest in the project, if any: _____
(Attach sheet if needed.)

4. Design Professionals.

Developer's Engineer is: TTL, Inc
3516 Greensboro Ave
Tuscaloosa, AL 35401
Phone: (205) 345-0816 FAX: () _____

Other Design Professional: Poole and Company Architects, LLC
1810 Commons North Drive, Suite 3
Two North Twentieth, 2 20th St N, Birmingham, AL 35203
Phone: (205) 326-2206 FAX: () _____

5. Financial Capability. (Check one box below.)

- ☐ I have attached hereto information demonstrating the financial capability of the developer(s), such as an audited financial statement, copy of Dunn and Bradstreet rating, detailed letter from bank, etc.
- ☒ I/we have developed many lots in the Tuscaloosa area within the last five years, and I request a waiver of the financial capability report.

6. Our design professionals have submitted herewith a Sketch Site Plan meeting all specifications outlined in Section 24-163.1.d. of the Zoning Ordinance.

7. Private Streets. (Check one box below.)

☐ All streets in this PUD will be dedicated public streets.

☐ Certain streets identified in the Sketch Site Plan are proposed to be maintained in private ownership. On behalf of the developer(s), I have read, and intend to comply with, the provisions of Section 4.7(1) of the Subdivision Regulations relative to private streets.

8. Narrative.

I have attached hereto a narrative describing the concept of the PUD, the market it is intended to serve, the number, size, and approximate cost of dwelling units to be contained in the development, whether such dwelling units are planned for sale or rental, the expected total population of the development, a clear description of arrangements for the ownership and management of any common open space, and a description of any covenants and restrictions to apply to property sold to homeowners. I understand that this application for tentative approval will not be heard by the Planning Commission until the Planning Director determines that the narrative described above is clear and complete.



(Signature of Development Entity Official)

Title: Managing Member

Included Checklist: ☒ Sketch Site Plan Narrative
☐ Financial Capability Report (if required)
☐ List of additional entities having a financial interest, if any.

Northriver Marina Condominiums Planned Unit Development Narrative

Hill House Condominiums is proposed as a new, architecturally designed and regulated high-end condominium development on Lake Tuscaloosa. The development lies at the end of Mountbatten Road NE in Northriver Yacht Club. The development will include a multistory residential building consisting of eighteen (18) residential condominium units with structured parking. The architectural aesthetic of the building will use natural materials to create enduring, classic lake-style residences.

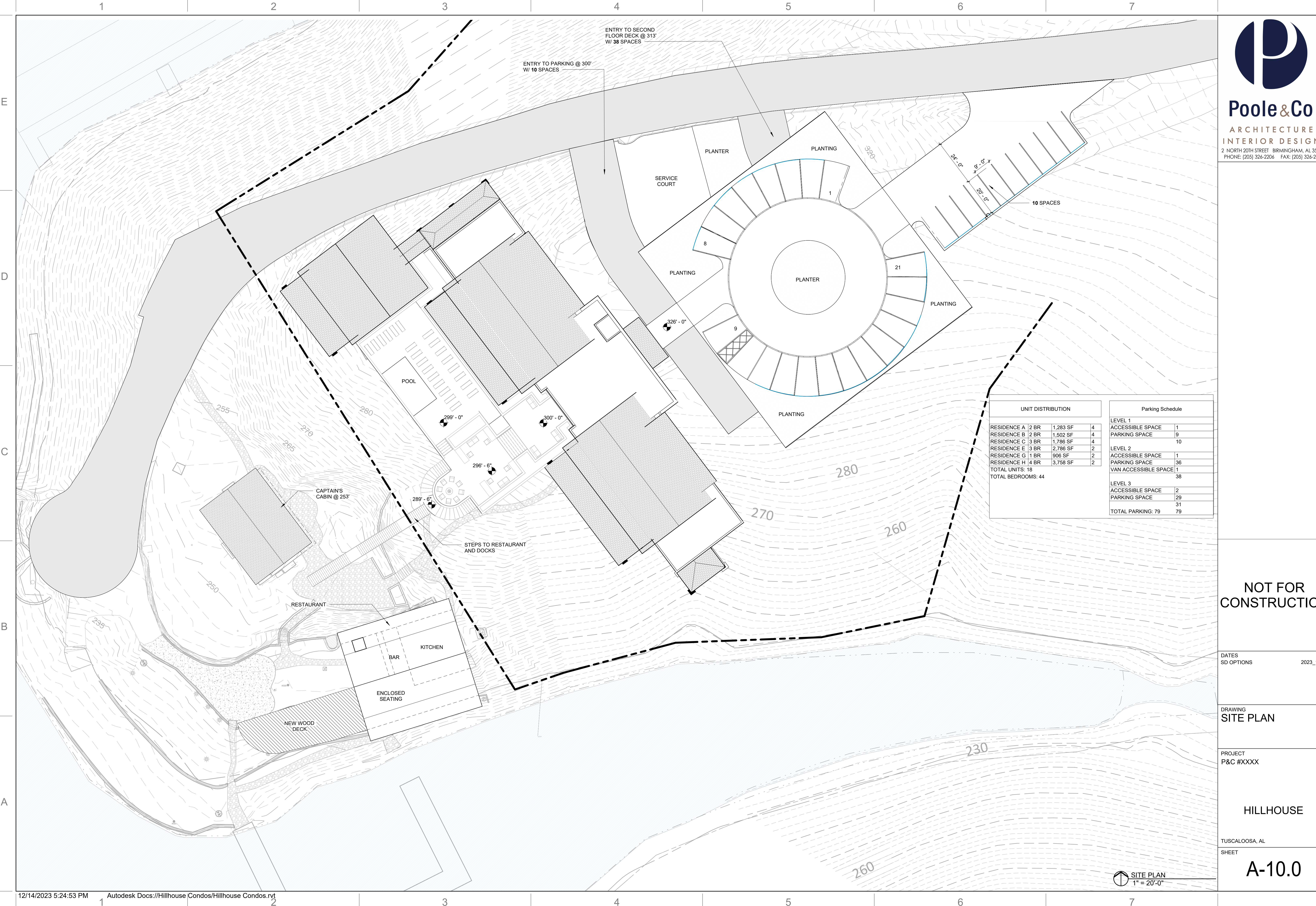
The residential building will consist of two (2) one-bedroom units, eight (8) two-bedroom units, six (6) three-bedroom units, and two (2) four-bedroom units for a total of eighteen (18) units. An outdoor amenity area, including a private pool with view of the Lake, will be provided. Parking for the residential building will be provided in a structured parking deck behind the building, which will not be visible from the Lake, public streets, or adjacent private properties.

Owners of the condominium units will be required to maintain a membership at Northriver. The entrance to the property will be gated with access to the property and use of the Captain's Cabin area and renovated restaurant restricted to condominium owners, members of Northriver Yacht Club, and members of the nearby Marina.

This unique, high-end, architecturally controlled community will provide a new upscale living option on Lake Tuscaloosa in the Northriver Yacht Club area. The building will honor both the architectural style of classic lake-front residences and the unique architectural identity of the Northriver Yacht Club. The community will provide unmatched views of Lake Tuscaloosa for residents; viewed from the Lake, the building's architecture will blend harmoniously with the area; and the renovated restaurant will provide new dining opportunities for members.



Developer's Signature



Poole & Co
ARCHITECTURE
INTERIOR DESIGN
2 NORTH 20TH STREET BIRMINGHAM, AL 35203
PHONE: (205) 326-2206 FAX: (205) 326-2201

UNIT DISTRIBUTION				Parking Schedule	
LEVEL 1				ACCESSIBLE SPACE	1
RESIDENCE B 2 BR 1,502 SF			4	PARKING SPACE	9
RESIDENCE C 3 BR 1,786 SF			4		10
RESIDENCE E 3 BR 2,786 SF			2	LEVEL 2	
RESIDENCE G 1 BR 906 SF			2	ACCESSIBLE SPACE	1
RESIDENCE H 4 BR 3,758 SF			2	PARKING SPACE	36
TOTAL UNITS: 18				VAN ACCESSIBLE SPACE	1
TOTAL BEDROOMS: 44					38
LEVEL 3				ACCESSIBLE SPACE	2
				PARKING SPACE	29
					31
				TOTAL PARKING: 79	79

NOT FOR
CONSTRUCTION

DATES
SD OPTIONS 2023_1101

DRAWING
SITE PLAN

PROJECT
P&C #XXXX

HILLHOUSE

TUSCALOOSA, AL
SHEET

A-10.0

SITE PLAN
1" = 20'-0"

E

D

C

B

A



Poole & Co

ARCHITECTURE
INTERIOR DESIGN

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PHONE: (205) 326-2206 FAX: (205) 326-2201

NOT FOR
CONSTRUCTION

DATES
SD OPTIONS 2023_1101

DRAWING
FLOOR PLAN-LEVEL
1

PROJECT
P&C #XXXX

HILLHOUSE

TUSCALOOSA, AL
SHEET

A-10.1

E

D

C

B

A

E

D

C

B

A



Poole & Co.

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INTERIOR DESIGN

2 NORTH 20TH STREET BIRMINGHAM, AL 35203
PHONE: (205) 326-2206 FAX: (205) 326-2201

NOT FOR
CONSTRUCTION

DATES
SD OPTIONS 2023_1101

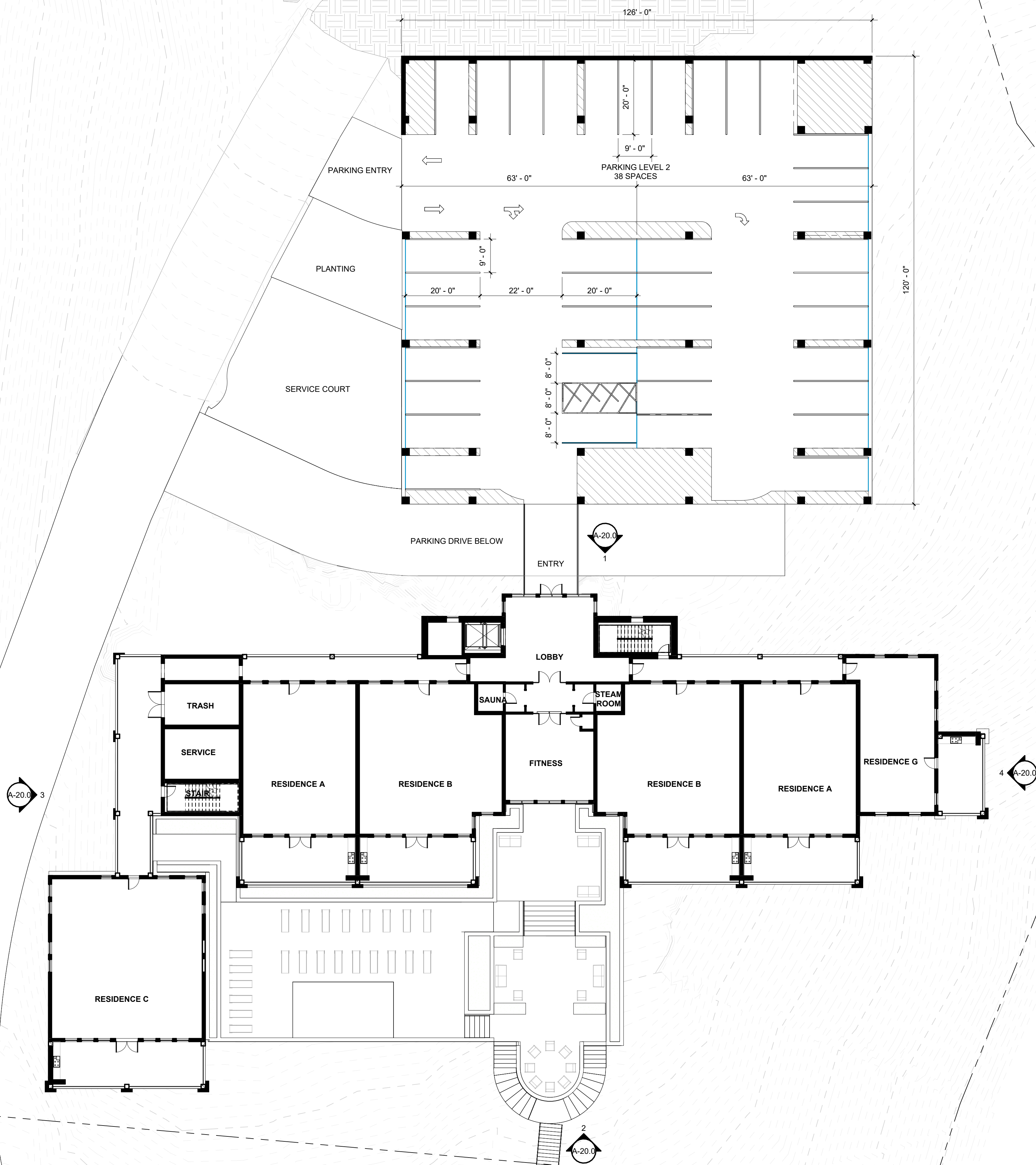
DRAWING
FLOOR PLAN -
LEVEL 2

PROJECT
P&C #XXXX

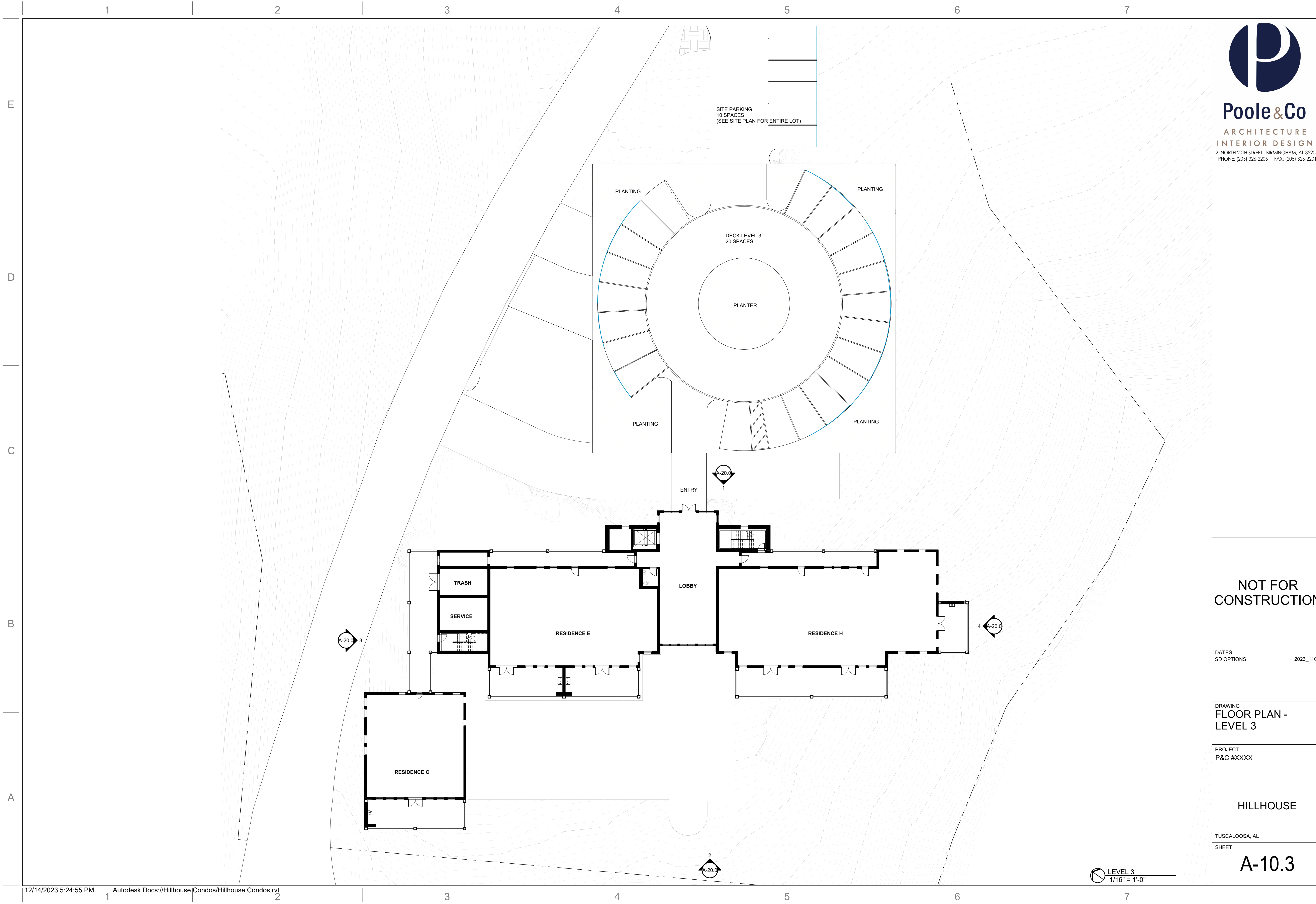
HILLHOUSE

TUSCALOOSA, AL
SHEET

A-10.2



LEVEL 2
1/16" = 1'-0"



Poole & Co.

ARCHITECTURE
INTERIOR DESIGN

2 NORTH 20TH STREET BIRMINGHAM, AL 35203
PHONE: (205) 326-2206 FAX: (205) 326-2201

NOT FOR
CONSTRUCTION

DATES
SD OPTIONS 2023_1101

DRAWING
FLOOR PLAN -
LEVEL 3

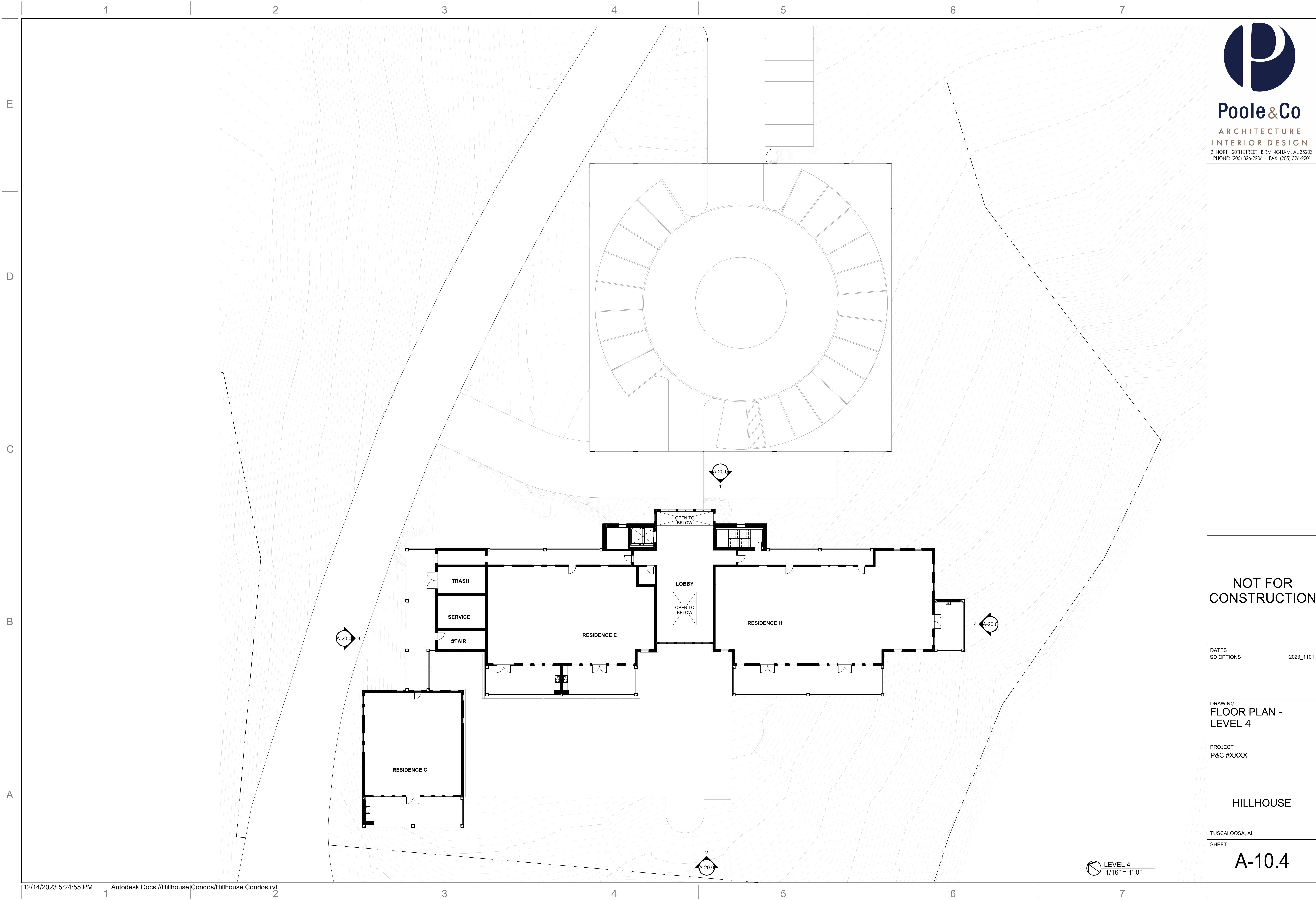
PROJECT
P&C #XXXX

HILLHOUSE

TUSCALOOSA, AL

SHEET

A-10.3



Poole & Co.

ARCHITECTURE
INTERIOR DESIGN

2 NORTH 20TH STREET BIRMINGHAM, AL 35203
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NOT FOR
CONSTRUCTION

DATES
SD OPTIONS 2023_1101

DRAWING
FLOOR PLAN -
LEVEL 4

PROJECT
P&C #XXXX

HILLHOUSE

TUSCALOOSA, AL
SHEET

A-10.4

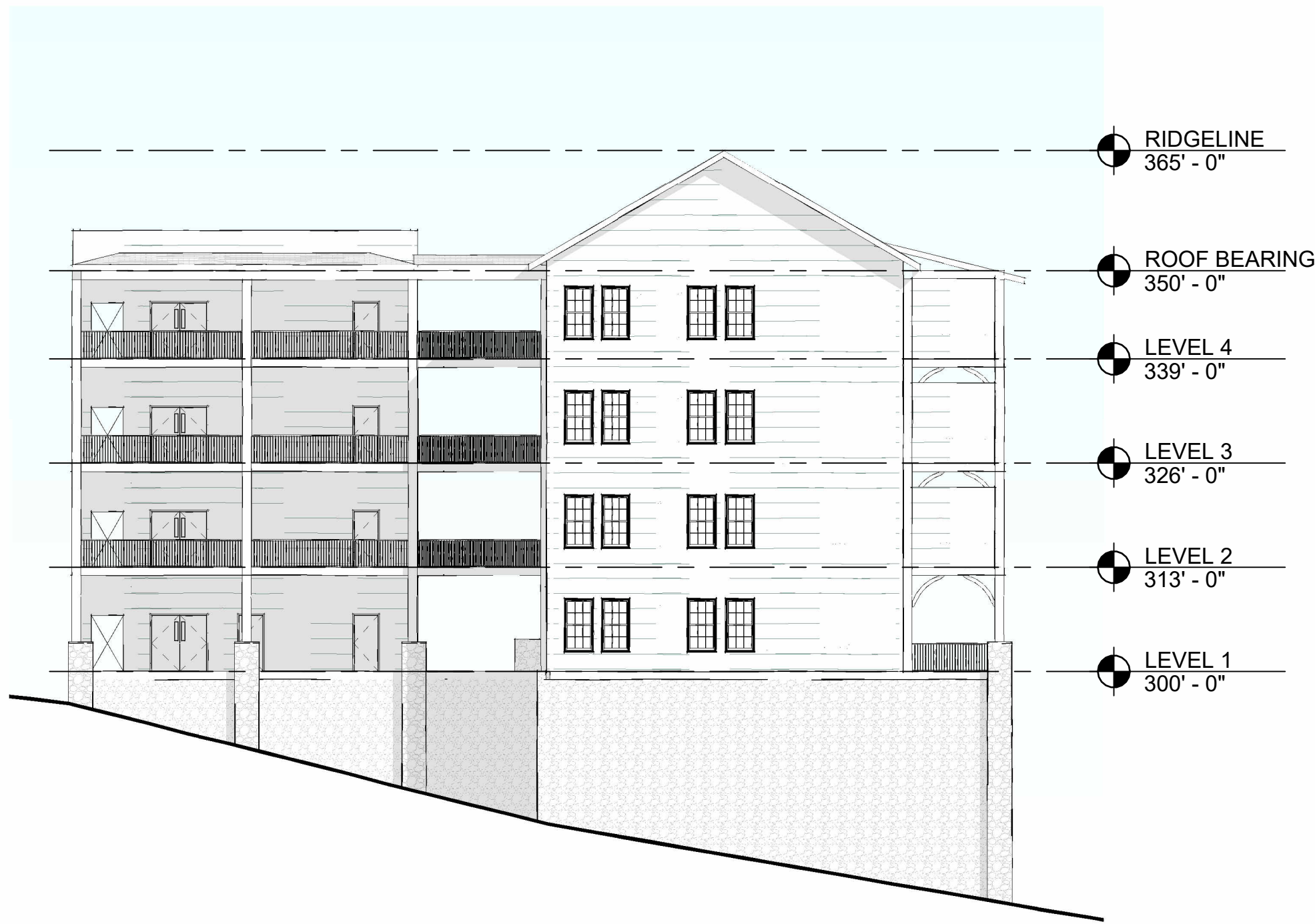
E

D

C

B

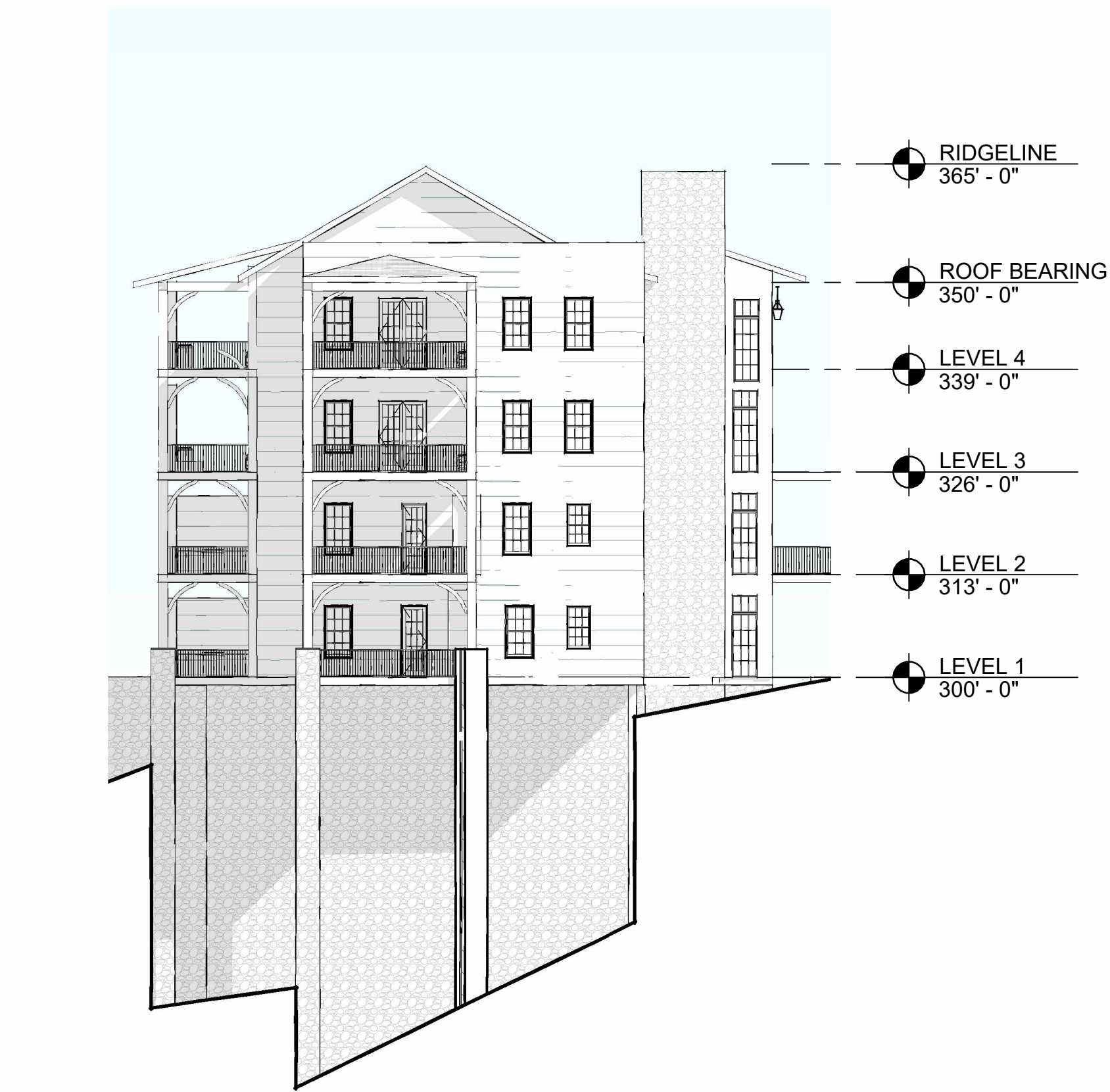
A



3 WEST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION (FACING LAKE)
1/16" = 1'-0"



Poole & Co

ARCHITECTURE
INTERIOR DESIGN

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NOT FOR
CONSTRUCTION

DATES
SD OPTIONS 2023_1101

DRAWING
ELEVATIONS

PROJECT
P&C #XXXX

HILLHOUSE

TUSCALOOSA, AL
SHEET

A-20.0



Poole & Co

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INTERIOR DESIGN

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NOT FOR
CONSTRUCTION

DATES
SD OPTIONS 2023_1101

DRAWING
RENDERINGS

PROJECT
P&C #XXXX

HILLHOUSE

TUSCALOOSA, AL
SHEET

A-70.0