

# PLANNING COMMISSION STAFF REPORT

April 15, 2024

**Z-04-24**

## **GENERAL INFORMATION**

### **Property Owner (x) Petitioner (x)**

RHZ Development, LLC

### **Requested Action and Purpose**

Rezone from R-2 to ML for a proposed light-industrial development with office space and a laydown yard.

### **Location and Existing Zoning**

3200 Fosters Ferry Road – zoned R-2.

### **Size and Existing Land Use**

15.9 acres total; vacant

### **Surrounding Land Use and Zoning**

North – Single-family residential, Zoned R-2

East – Single-family residential, Located in PJ

South – Industrial, Zoned ML

West – Vacant/conservation land, Zoned R-2

### **Applicable Regulations**

The Industrial Districts are created to provide minimum standards for the development and use of three (3) classes of industrial uses. In ML Light Industrial Districts, industrial facilities and uses are permitted whose appearance and normal operating characteristics will have substantially no adverse effects upon adjacent property. In MG General Industrial Districts, industrial facilities and uses are permitted whose normal operating characteristics require a moderate degree of regulation and geographic separation to prevent adverse effects upon other property. In MH Heavy Industrial Districts, industrial facilities and uses are permitted whose operating characteristics are potentially harmful to many kinds of adjacent uses, but which can be rendered acceptable by appropriate regulations and geographic separation. The facilities and uses permitted in each of the industrial districts are delineated by two (2) means:

- (1) A list of the general categories of uses permitted in the district concerned, provided that they comply with the applicable performance standards; and
- (2) Performance standards, with which all uses and facilities in the district must comply.

*See end of report for table of permitted uses in the ML zone.*

### **Transportation**

Fosters Ferry Road, a Major Collector street.

### **Physical Characteristics**

15.9 acres to be rezoned. The property is currently vacant; industrial use to the south, vacant land to the west, and single-family residential to the north and east.

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### SUBJECT PROPERTY

#### ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Suburban Residential (SL) (p. 35)

SL designation is “predominantly single-family housing areas generally developed in a car-focused pattern with long blocks and curvilinear streets and fewer intersections than traditional neighborhood types. These areas feature a range of lot sizes, housing size and styles, including some small-scale attached dwellings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses.” (p. 35)

Framework is organized into six broad theme chapters, reflecting the inter-relatedness of issues. Each chapter is supported by a goal and several objectives that serve to organize the 111 specific actions in the Plan. The Growing chapter provides guidance for the physical development, infrastructure improvement and stewardship of natural resources with the following Goal (p. 10):

*Well-managed land and infrastructure that includes revitalization, strategic growth, and stewardship of the natural environment, creates an appealing community character, and promotes the city’s long-term financial health.*

The intent of the SL area is as follows:

- When establishing new suburban residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.
- Improve streetscape features such as consistent sidewalks, lighting and street trees.

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The Zoning Ordinance Revision Project is currently underway, will be city-wide, and will revise all zoning districts and standards.

Notification was sent via USPS to property owners located within 500 feet of the subject property.

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## Sec. 24-72. – MH Permitted uses.

In industrial districts, land and structures may be used and structures may be erected, altered, or enlarged only for the uses listed in the table below, and subject to the performance standards set forth in [section 24-73](#) below:

Permitted Uses	ML	MG	MH
Barge terminal		X	X
Brewery	X	X	X
Dry cleaning and dyeing, laundry	X	X	X
Farm and agricultural operations, subject to restrictions listed in <a href="#">chapter 4</a> of the City Code	X	X	X
Food catering	X	X	X
Heliport or short take-off and landing airfield meeting all FAA standards, provided that no part of such heliport or airfield is less than 1,200 feet from any property in a residence district	X	X	X
Ice and cold storage plant; food processing other than slaughtering of animals		X	X
Manufacturing, assembling and fabricating operations.	X	X	X
Off-site sign	X	X	X
Other customary accessory uses and buildings, provided such uses are incidental to the principal use and are located on the same lot with the principal use	X	X	X
Other industrial or business uses not including taverns, lounges, package liquor stores, and convenience stores, which, in the opinion of the board of adjustment, are similar to those listed in the district concerned	X	X	X
Petroleum refining; asphalt mixing plant			X
Printing and binding	X	X	X
Public utility facilities and installations for electricity, gas, oil, steam, telegraph, telephone, and water		X	X
Quarrying; mining; sand and gravel extraction		X	X
Railroad switching yard			X
Railroad tracks and sidings, other than a railroad switching yard	X	X	X
Repair of motor vehicles		X	X
Retail sales of construction equipment, trucks, machine tools, or farm implements		X	X
Rock crushing			X
Salvage and reclamation of wood, metal, paper, glass, and general refuse			X
Sanitary landfill; incinerator; composting facility; sewerage treatment plant			X
Self-service storage facility	X		
Slaughterhouse or stockyards			X
Terminal for transferring trailers or containers to and from railroad flatcars		X*	X*



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Tradesmen, operatives, service contractors, such as plumbing contractors, electrical contractors and the like	X	X	X
Trucking terminal		X*	X*
Uses permitted, or permitted as a special exception, in BGO Business Districts	X	X	X
Veterinary clinic or kennel, provided that no animal pens outside an enclosed building shall be less than 1,000 feet from any property in a residence district		X	X
Warehousing and storage, not including storage of garbage, offal, or dead animals	X	X	X
Wireless telecommunication towers and antennas	X	X	X

## Footnotes:

(\*) Permitted only on property having ready access to a street or highway classified as an arterial street or higher in the Major Street Plan of Tuscaloosa.



TUSCALOOSA  
PLANNING COMMISSION

REZONING PETITION

Please complete all of the following required fields:

**Applicant**  
Name: RHZ Development, LLC Email: roger@halltaylorconstruction.com Phone: 205-758-8265  
Address: 4703 Fosters Industrial Ln. City/State: Tuscaloosa / AL ZIP Code: 35401

**Property Owner (If different from applicant)**  
Name: same as applicant Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State: \_\_\_\_\_ / \_\_\_\_\_ ZIP Code: \_\_\_\_\_

**Property**  
Address: Fosters Ferry Road City/State: Tuscaloosa / AL ZIP Code: 35401  
Subdivision: N/A Parcel ID: 63 31 09 32 1 001 013.003 Lot Number: N/A  
Existing buildings or structures: None Lot Size: \_\_\_\_\_

The petitioner requests a change to the Zoning Map as indicated below:

Current zoning: R-2 Request zoning change to: ML  
Reasons for requesting a zoning change: \_\_\_\_\_  
Proposed Light-Industrial development  
\_\_\_\_\_  
Proposed buildings or construction: Light-Industrial with office space and laydown yard

**Certification of Applicant**

I hereby certify that I have read and examined this application and known 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 the Zoning Official that any relevant information supplied on or with the application is substantially incorrect. I certify that the legal description I have submitted is accurate and understand that I am solely responsible for the accuracy of the description submitted. I further understand that only complete applications including all required exhibits, and fees are received by the City of Tuscaloosa Office of Urban Development, Planning Division by the scheduled deadline in order to be placed on the agenda.

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

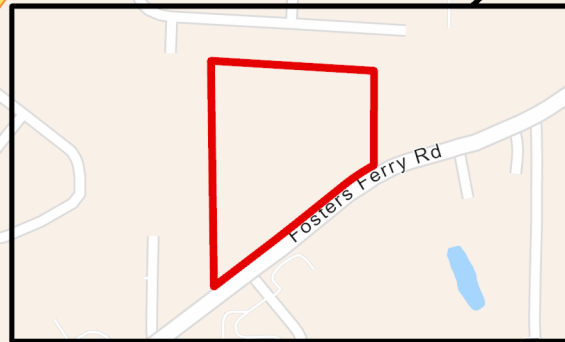
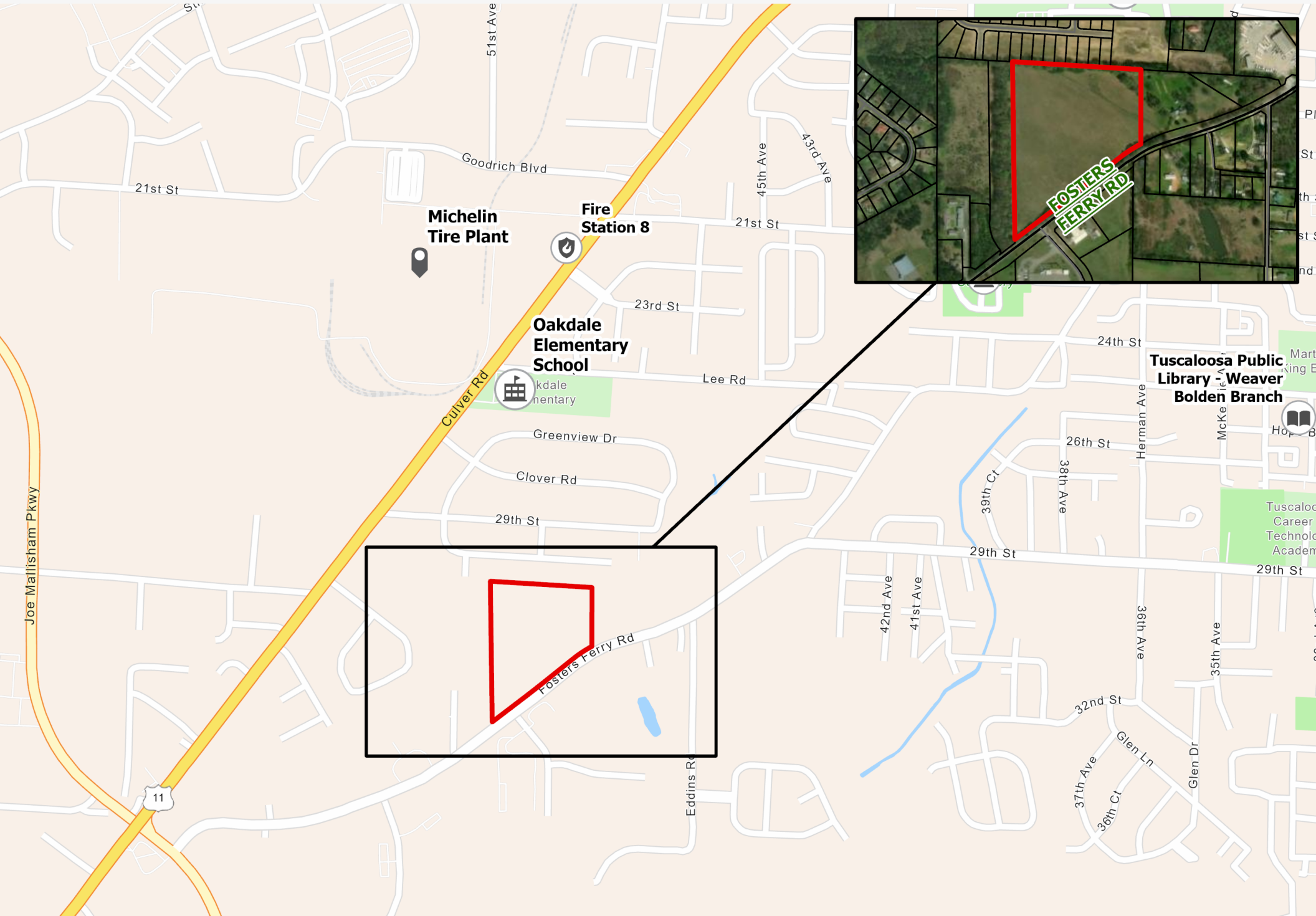
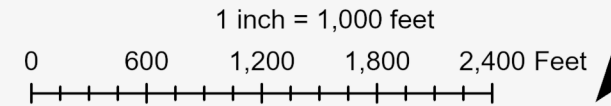
Applicant: Roger W. Taylor member Date: 2-22-24

PLEASE SUBMIT AN ELECTRONIC COPY OF  
PAGE ONE (1) AND ANY NECESSARY SUPPORTING MATERIALS TO:

Office of Urban Development: 2201 University Boulevard, Annex III, 3<sup>rd</sup> FL planningcommission@tuscaloosa.com  
Planning Division Tuscaloosa, AL 35401 [SUBMIT FORM](#)



# 3200 Fosters Ferry Road







# 3200 Fosters Ferry Road

1 inch = 250 feet

0 150 300 450 600 Feet



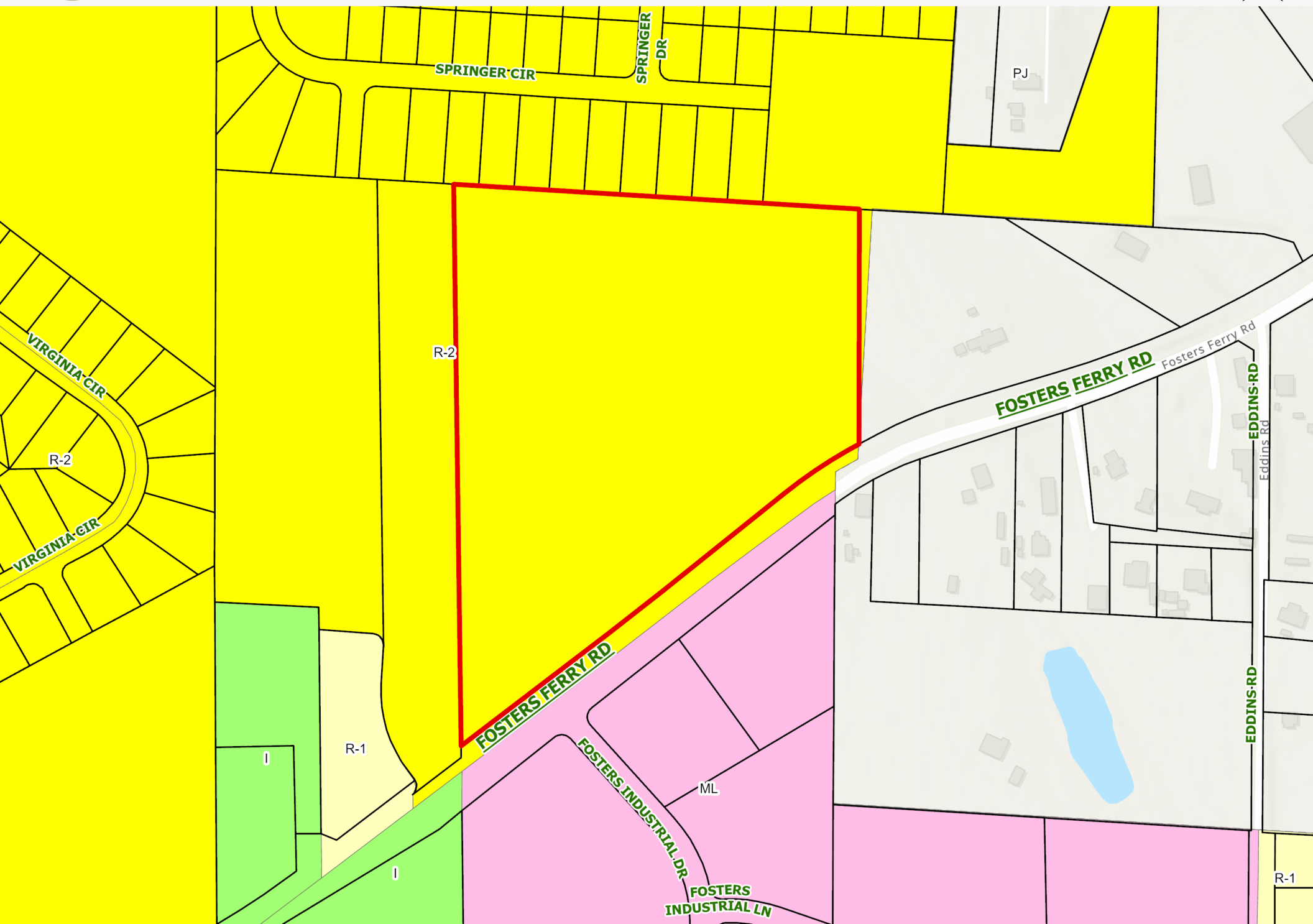




# 3200 Fosters Ferry Road

1 inch = 250 feet

0 150 300 450 600 Feet







NOTES:

1. BACKGROUND TOPOGRAPHIC, TAX MAP AND AERIAL IMAGERY SHOWN HEREON IS NOT BASED ON A FIELD-RUN SURVEY.
2. NO TITLE REPORT HAS BEEN PREPARED FOR THE SUBJECT PROPERTY, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.

DEVELOPMENT SUMMARY:

1. THE SUBJECT PROPERTY IS CURRENTLY ZONED "R-2" AND WILL REQUIRE REZONING TO "ML".
2. PROPOSED "LIGHT INDUSTRIAL" USE FOR TRADE CONTRACTORS. EACH LOT WILL CONTAIN AN OFFICE BUILDING WITH FENCED LAYDOWN YARD.
3. BUFFER REQUIREMENT = 50' ALONG RESIDENTIAL ZONING
4. ALTERNATIVE LANDSCAPING COMPLIANCE OR A ZONING ORDINANCE VARIANCE WILL BE REQUIRED FOR THE REQUIRED 50' BUFFER ALONG THE EAST AND WEST PROPERTY LINES.
5. SETBACKS (ML ZONING):  
FRONT = 30'  
SIDE ABUTTING RESIDENTIAL DISTRICT = 15' + 1' FOR EVERY FOOT THE BUILDING EXCEEDS 15' (SITE PLAN ASSUMES 20' BUILDING)  
SIDE ABUTTING INDUSTRIAL DISTRICT = 10'  
REAR ABUTTING RESIDENTIAL DISTRICT = 15' + 1' FOR EVERY FOOT THE BUILDING EXCEEDS 15' (SITE PLAN ASSUMES 20' BUILDING)
6. PARKING REQUIREMENT:  
TRADESMAN, OPERATIVES, SERVICE CONTRACTORS, AND THE LIKE = THREE (3) SPACES + ONE (1) PER EMPLOYEE ON THE MAXIMUM SHIFT + ONE (1) PER COMPANY VEHICLE STORED OVERNIGHT ON THE PREMISES.  
SPECIFIC PARKING COUNTS TO BE CALCULATED AT THE TIME EACH LOT IS DEVELOPED.
7. LOTS WILL BE PLATTED AT A LATER DATE WHEN SPECIFIC BUILDING AND LOT PROGRAMS ARE DEVELOPED FOR EACH USER.
8. TRASH COLLECTION WILL BE PROVIDED FOR EACH LOT.

ALABAMA  
LICENSED  
SURVEYOR  
PRELIMINARY  
FOR CONSTRUCTION  
W. MARTIN  
10-03-23

DUNCAN & COKER  
ASSOCIATES

CIVIL ENGINEERING & SURVEYING & PLANNING  
302 MERCHANTS WALK, SUITE 250  
TUSCALOOSA, AL 35406  
205-561-0808  
WWW.DUNCANCOKER.COM

"VINES PROPERTY"  
FOSTERS FERRY ROAD  
TUSCALOOSA, AL

SHEET TITLE  
SCHEMATIC LAYOUT OPTION I

NO.	DATE	DESCRIPTION

SHEET NO.  
OPTION I

DATE: SEPTEMBER 2023  
FILE NAME: Hall Taylor-Vines Schematic-I

DRAWN BY: WTB  
CHECKED BY: RWM  
PROJECT NUMBER: 23-195