

PLANNING COMMISSION STAFF REPORT

April 15, 2024

Z-05-24

GENERAL INFORMATION

Property Owner () Petitioner (x)

Montgomery and Hinkle (Kevin Hinkle)

Property Owner (x) Petitioner ()

Kyle Sellers

Requested Action and Purpose

Rezone from BH to ML for a proposed mini-storage unit development.

Location and Existing Zoning

13605 Highway 11 North – zoned BH.

Size and Existing Land Use

1.5 acres total; vacant

Surrounding Land Use and Zoning

North – Vacant, Zoned BH

East – Vacant, Located in PJ

South – Industrial, Zoned MG

West – Gas station, Zoned BN

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

Highway 11 North, a Minor Arterial street.

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Physical Characteristics

1.5 acres to be rezoned. The property is currently vacant; industrial use to the south, vacant land to the north and east, and commercial to the west.



SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Corridor Commercial (CC) (p. 22).

CC areas include “a wide range of retail, offices, and services in a generally car-oriented pattern. This type of development tends to serve the larger community, is typically located along major corridors or intersections, and may include regional destinations, such as shopping malls and car dealerships.” (p. 29).

While the Zoning Ordinance updates have only recently begun as part of the Framework process, building blocks were outlined to serve as a general guide to the intended scale and character of development. For CC, building blocks include (p. 29):

- Height range: 1-5 stories (generally up to 60 feet).
- Building form: Predominantly single story, but commercial buildings may have 2-story appearance. Includes large footprint buildings and both attached and freestanding structures.
- Building setback: Varies.
- Streets: Blocks are long and have fewer street connections than in the mixed use districts.
- Transportation: Primarily automobile, but site design should consider transportation alternatives.
- Parking: Surface lots.
- Open Space: Passive preserved land and landscaped setback areas, generally private.

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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 CC area is as follows:

- Accommodate a wide range of commercial uses.
- Concentrate future commercial development at major intersections.
- Encourage new buildings to be located near the primary street on at least one side or on an internal street, with parking areas consolidated between buildings in a configuration that can be shared by multiple tenants or uses.
- Apply zoning districts that are appropriate for a site's context such as a highway corridor or a more urban corridor.
- Provide connection to surrounding pedestrian path networks and provide for safe pedestrian facilities within sites.
- Provide connectivity to surrounding neighborhoods and transit service locations.

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 chapter 4 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: _____ Email: _____ Phone: _____
Address: _____ City/State: _____ / _____ ZIP Code: _____

Property Owner (If different from applicant)
Name: _____ Email: _____ Phone: _____
Address: _____ City/State: _____ / _____ ZIP Code: _____

Property
Address: _____ City/State: _____ / _____ ZIP Code: _____
Subdivision: _____ Parcel ID: _____ Lot Number: _____
Existing buildings or structures: _____ Lot Size: _____

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

Current zoning: _____ Request zoning change to: _____

Reasons for requesting a zoning change: _____

Proposed buildings or construction: _____

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 SUBMITTIAL REQUIREMENTS ON THE BACK OF THIS APPLICATION

Applicant: _____ Date: _____

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

Office of Urban Development: 2201 University Boulevard, Annex III, 3rd FL planningcommission@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401

Please review the following information prior to application submission:

2021 Meeting Dates & Deadlines:

THE THIRD MONDAY OF EACH MONTH
AT 5:00 P.M.
IN THE CITY COUNCIL CHAMBER
(SECOND FLOOR OF CITY HALL)

UNLESS OTHERWISE ADVERTISED

Fee Schedule:

0 – 5 acres	\$300.00
5.1 – 10 acres	\$400.00
10.1 – 40 acres	\$500.00
More than 40 acres	\$600.00

REQUIRED Application Materials:

The Planning Division requires for all zoning applications that the legal description be submitted by email or on a CD or thumb drive as a word document to the planning division. The applicant is solely responsible for the accuracy of the description submitted. The Planning Division will not independently verify the accuracy of the description. The City of Tuscaloosa is not liable for any costs, inconvenience or other damages from errors in the submitted legal description.

All requests must be accompanied by a drawn to scale site plan showing present and proposed lot lines, buildings, and/or parking dimensions. An accurate legal description must be included with the petition.

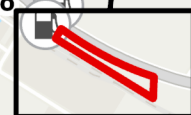
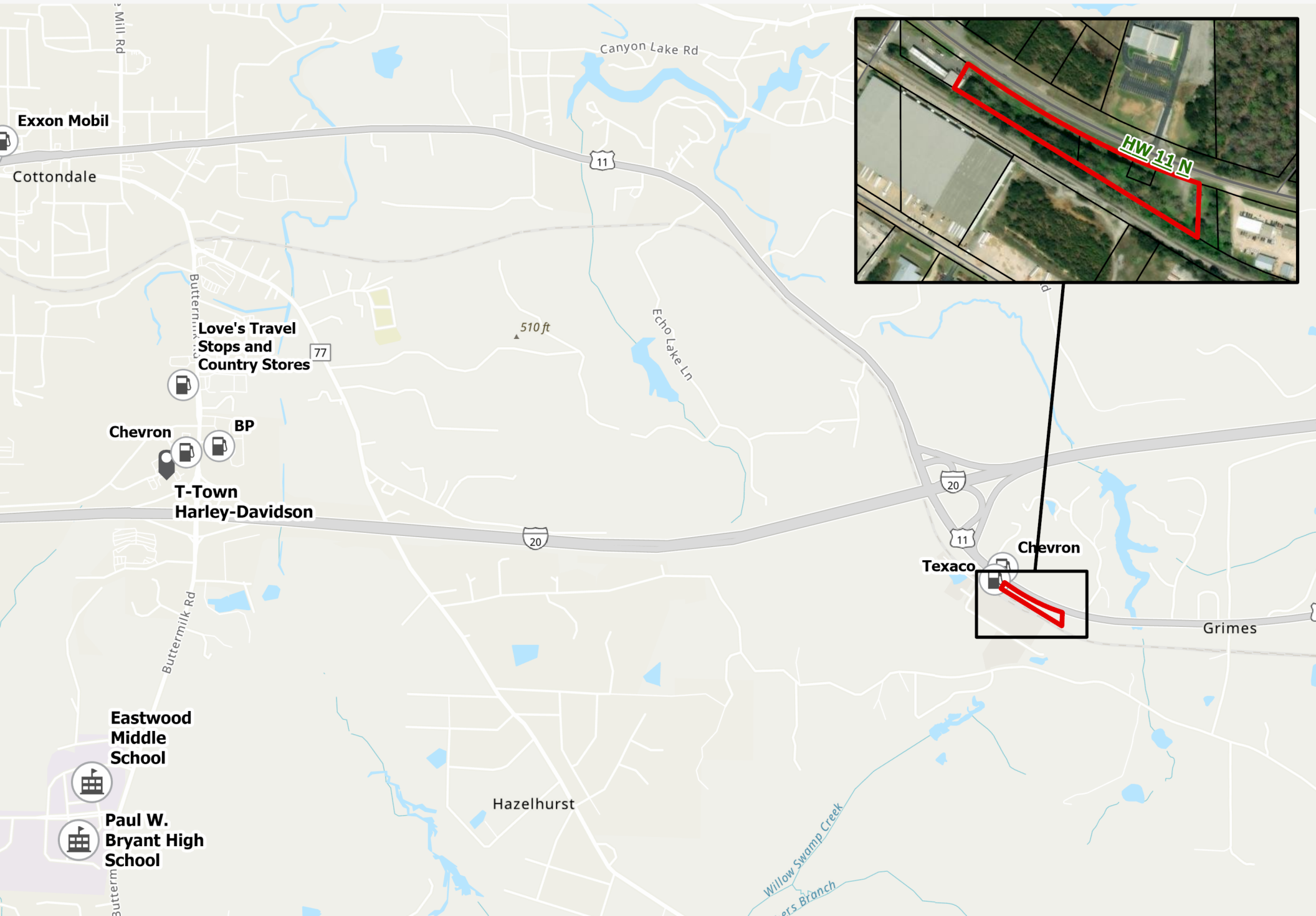
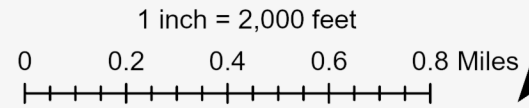
Any request which will not be represented by the property owner at the public hearing must be accompanied by a designation of agent form.

After any notification has been sent to surrounding property owners, a petitioner or developer may only request to have the petition postponed by appearing at the hearing in person to request a continuance.

All legal advertisement costs must be paid prior to final consideration by the city council

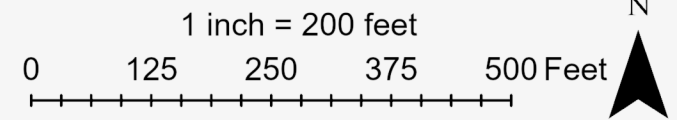


13605 Highway 11 North





13605 Highway 11 North

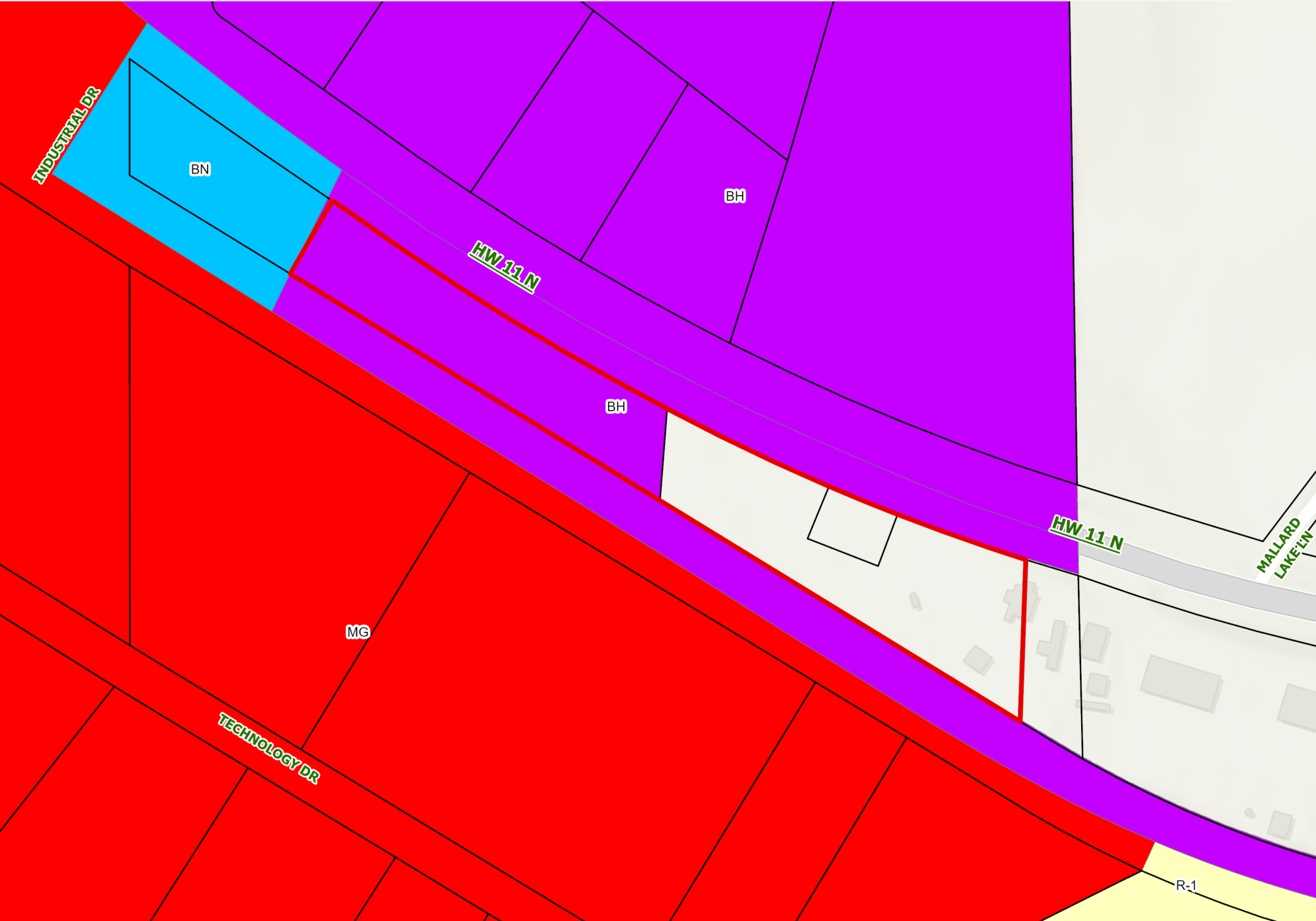




13605 Highway 11 North

1 inch = 167 feet

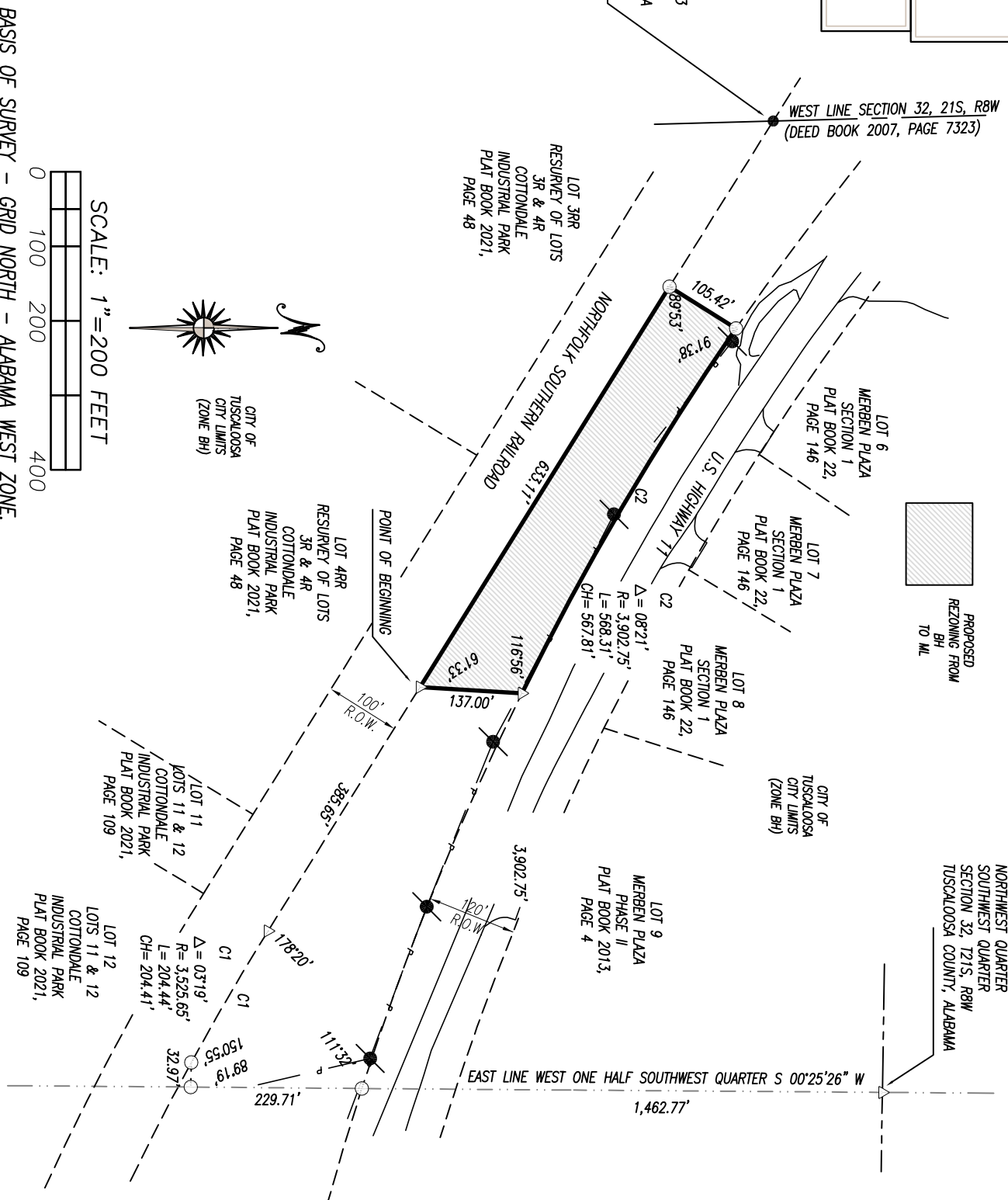
0 100 200 300 400 Feet



REZONING EXHIBIT
 A PART OF THE
 SOUTHWEST QUARTER
 SECTION 32, T21S, R8W
 TUSCALOOSA COUNTY, ALABAMA
 1.5 ACRES, MORE OR LESS

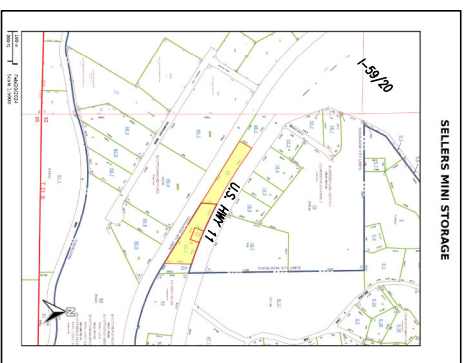
PRELIMINARY (NOT FOR
 CONSTRUCTION, RECORDING
 PURPOSES OR IMPLEMENTATION)

SOUTHWEST CORNER
 DEED BOOK 2007, PAGE 7323
 JUDGE OF PROBATE OFFICE
 TUSCALOOSA COUNTY, ALABAMA
 1" IRON PIPE FOUND



PROPOSED
 REZONING FROM
 BH
 TO ML

POINT OF COMMENCEMENT
 NORTHEAST CORNER
 NORTHWEST QUARTER
 SOUTHWEST QUARTER
 SECTION 32, T21S, R8W
 TUSCALOOSA COUNTY, ALABAMA



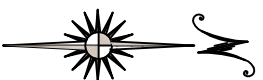
LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET (CA-965-LS)
- CONCRETE MONUMENT FOUND
- △ CALCULATED - NOT MONUMENTED
- () DEED and/or PLAT CALL
- () RIGHT-OF-WAY
- X- FENCE LINE
- - - MINIMUM BUILDING LINE
- M.B.L. MINIMUM BUILDING LINE
- UTILITY POLE
- P- POWER LINE
- WATER METER
- POWER METER
- CONCRETE SURFACE
- BUILDING
- WOOD SURFACE
- - - LINE NOT TO SCALE

SCALE: 1"=200 FEET



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



Montgomery and Hinkle, inc.
 Professional Land Surveyors
 kevin@mhissurvey.com



203 Hargrove Road East
 Tuscaloosa, Alabama 35401
 OFFICE: 205-248-7396
 FAX: 205-248-7398

Drawn By
 S.M.B.
 Scale
 1" = 200'

Appd. By
 K.D.H.
 Source of Information
 DB 2000, Pg 7223

Surveyed By
 T.H.
 Survey Type
 REZONING

Field Work
 02/19/2024
 Drawing No.
 2402-025 Rezone

Date
 04/03/2024
 Job No.
 2402-025