

**LEGAL NOTICE
TUSCALOOSA PLANNING AND ZONING COMMISSION
AUGUST 18, 2025**

The Tuscaloosa Planning and Zoning Commission will hold a public hearing in the Council Chamber of City Hall at 2201 University Boulevard at 5:00 p.m., on Monday, the 18th day of August 2025. Any person, so desiring, may participate in the Planning and Zoning Commission's meeting in person.

REZONINGS

Z-17-25: JL Pate Construction petitions to rezone approximately 0.84 acres located at 2100 & 2102 5th Avenue East from SFR-1 to MR-1 in conjunction with S-63-25. (Council District 2) **CONTINUED FROM THE JULY 2025 MEETING**

RPD-01-25 Ivory Bluff: Ivory Bluff, LLC petitions to rezone approximately 1.3 acres located at 605-617 5th Street Northeast, 604-612 4th Street Northeast, and 618 4th Street Northeast from R to RPD as a Riverfront Planned Development consisting of 20 townhouse lots and one open space lot in conjunction with PS-08-25 & V-02-25. (Council District 5)

Z-19-25: Jammie Gray petitions to rezone approximately 0.55 acres located at and around 2678 21st Street from NC to MR-1. (Council District 2)

Z-20-25: Longleaf Engineering, LLC petitions to rezone approximately 2.3 acres located at 3311 and 3327 Hargrove Road East from SFR-1 to GC in conjunction with AN-14-25 & S-69-25. (Not in City Limits)

PRELIMINARY SUBDIVISION PLATS

S-63-25: Resurvey of Lot 1 M.I. Harper No. 2, consisting of five lots on approximately 0.84 acres located at 2100 & 2102 5th Avenue East in conjunction with Z-17-25. (Council District 2) **CONTINUED FROM THE JULY 2025 MEETING**

PS-08-25: Ivory Bluff, a Resurvey of Part of Lot 7 & Lots 8-19 Warrior Heights Block 2 and vacated ROW, 20 townhouse lots and one open space lot on approximately 1.3 acres located 605-617 5th Street Northeast, 604-612 4th Street Northeast, and 618 4th Street Northeast in conjunction with RPD-01-25 & V-02-25. (Council District 5)

S-69-25: Resurvey of Lot 1 of Bobbye Hagler Subdivision and unplatted land, consisting of one lot on approximately 2.3 acres located at 3311 and 3327 Hargrove Road East in conjunction with AN-14-25 & Z-20-25. (Not in City Limits)

S-70-25: River Bluff Subdivision, consisting of 31 lots on approximately 40.8 acres located south of 3685 River Bluff Drive in conjunction with AN-15-25. (Council District 3)

S-71-25: Jones Addition to Indian Hills, consisting of two lots on approximately 1.02 acres located at 907 Indian Hills Drive. (Council District 3)

S-72-25: McNelly-Fair Subdivision, consisting of four lots on approximately 13.4 acres located 5900-6006 New Watermelon Road. (Council District 3)

S-73-25: Resurvey of Sally Hamner Road Subdivision, consisting of two lots on approximately 8.3 acres located east of 14830 Sally Hamner Road and north of 14755 Sally Hamner Road. (Not in City Limits)

S-74-25: Melvin Subdivision, consisting of two lots on approximately 0.72 acres located at 3525 Oak Bend Road. (Council District 3)

S-75-25: Resurvey of Lots 1 & 2 Resurvey of Lots 8 & 9 Block 12 University Place, consisting of six lots on approximately 0.34 acres located at 202 & 210 16th Street. (Council District 2)

S-76-25: Resurvey of a Portion of Lot 10 Thomson Place, consisting of four lots on approximately 4.7 acres located at 15329-15343 Bluff Drive. (Not on City Limits)

S-77-25: Resurvey of Lots 17 & 18 Edgewater Phase 1B, consisting of two lots on approximately 2.19 acres located at 14922 & 14930 Edgewater Drive. (Not in City Limits)

S-78-25: Resurvey of the Resurvey of Lot 1 Tosyali Subdivision, consisting of one lot on approximately 2.4 acres located at 1023-1025 15th Street, 1006-1010 16th Street, and 1500 10th Avenue. (Council District 2)

S-79-25: Resurvey of the Resurvey Lot 2 Kamp Subdivision, consisting of two lots on approximately 6.0 acres located at 3755 & 3801 McFarland Boulevard East. (Council District 6)

S-80-25: Resurvey of Lot 74G The Gates of Emerald's Edge and unplatted land, consisting of two lots on approximately 12.0 acres located north of 14612 Lake Island Road. (Council District 3 & Not in City Limits)

S-81-25: Emerson Court Condominiums, consisting of 12 condominium units and one open space lot on approximately 0.33 acres located at 900 Gene Stallings Avenue. (Council District 4)

S-82-25: 711 12th Street Condominiums, consisting of three condominium units and one open space lot on approximately 0.18 acres located at 711 12th Street. (Council District 4)

OTHER BUSINESS

AN-14-25: Annexing approximately 2.3 acres located at 3311 and 3327 Hargrove Road East in conjunction with S-69-25 & Z-20-25.

AN-15-25: Annexing approximately 40.8 acres located south of 3685 River Bluff Drive in conjunction with S-70-25.

V-02-25: Vacating 0.05 acres of part of the right-of-way of a public alley abutting Lot 7 & Lots 8-19 Warrior Heights Block 2 in conjunction with RPD-01-25 & PS-08-25. (Council District 5)

All current case files can be found at www.tuscaloosa.com/planningcommission approximately one week before the meeting. If special accommodations or auxiliary aids are needed for participation at the hearing by persons with disabilities, please contact the Planning Division of the Office of Urban Development at 248-5100 at least 48 hours in advance. **The deadline for submission of materials for the September 15, 2025 meeting of the Tuscaloosa Planning and Zoning Commission is 12:00 p.m. on August 15, 2025.**

Tuscaloosa Planning and Zoning Commission

Zach Ponds, Secretary