

PLANNING COMMISSION STAFF REPORT

August 18, 2025

Z-19-25

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Jammie Gray

Requested Action and Purpose

Rezone from NC to MR-1. The applicant is request to rezone, "To construct single family homes with accessory structures."

Location and Existing Zoning

At and around 2678 21st St – Zoned NC

Size and Existing Land Use

0.55 acres total; Commercial store and vacant

Surrounding Land Use and Zoning

North –Single-family residential, Zoned MR-1

East – Single-family residential, Zoned MR-1

South – Single-family residential, Zoned MR-1

West – Single-family residential, Zoned MR-1

Applicable Regulations

Sec. 25-68. – Purpose.

The purpose of the mixed residential 1 (MR-1) district is to provide lands for neighborhoods that accommodate a mix of single-family detached dwellings, two-family dwellings, and townhouses. The district is intended to support a medium-density residential environment and incorporate some context-sensitive neighborhood-oriented community and educational development.

See end of report for details of permitted uses in the MR-1 zone.

Transportation

21st Street, a Major Collector

Alston Ave, a Local street

Physical Characteristics

0.55 acres to be rezoned. A portion of the property requesting to rezone has an existing store while the other property included is currently vacant. Single-family residential surrounds the properties on all sides.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, these properties are identified in the Future Land Use and Character Map as Traditional Neighborhood, Core (TN) (p. 22).

TN areas include “Residential areas encompassing Tuscaloosa's early historic neighborhoods and modern "neo traditional" neighborhood developments (TNDs). These areas are appropriate for a mix of compact housing ranging from small-lot single family, to townhomes and small multi-family buildings. Traditional neighborhoods have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares.” (p. 33).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For TN, building blocks include (p. 33):

- Height range: 1-3 stories (generally up to 35 feet).
- Building form: Variety of building types and sizes clustered and grouped but linked by a connected street network.
- Building setback: 0-20 feet, generally consistent within a block.
- Streets: Blocks are small and walkable. Streets generally form a grid system within the neighborhood; alleys are common.
- Transportation: Walking, biking, transit, automobile.
- Parking: On-street and private off-street.
- Open Space: Preserved passive open space, neighborhood / community parks, pocket parks, private yards, connections to school yards.

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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 TN area outlined on pg. 33 is as follows:

- Encourage neighborhood-scale commercial centers located at the edges of a neighborhood.
- Allow residential infill that fits-in with neighboring homes (building scale, placement, etc.).
- Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.
- Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- Encourage integrated neighborhoods through shared open space amenities and vehicular and pedestrian connectivity, where feasible.

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

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Sec. 25-99. – Agriculture and Residential Principal Use Table.

Table V-1: Principal Use Table for Agricultural and Residential Uses, identifies the uses within the Agricultural Use Classification and the Residential Use Classification that are allowed by right, allowed as a conditional use, allowed as a special exception use, or prohibited within each zoning district. Use categories are described in subsections b and c below. Use types are defined in Sec. 25-31, Definitions. Any use-specific standards are referenced in the right-most column of Table V 1 and are located in subsections d and e below.

Table V-1: Principal Use Table for Agricultural and Residential Uses

P = Permitted by right

C = Conditional use permit required

S = Special exception use permit required

A = Allowed in PD district

blank cell = Prohibited use

		RESIDENTIAL														INST		BUSINESS								INDUS.			PD				
Use Classification/ Use Category/ Use	OS	CN	SFR-E	LR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD	Use Specific Standards (Sec. 25- 5.2.3.)
Agricultural																																	
Farm and Agricultural Operations	P		P														P	P										P	P	P	A		d
Residential																																	e.1.i
Household Living																																	
Dwelling, Single-Family Detached		P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P										A		e.1.ii
Dwelling, U-Single													P	P																			e.1.iii
Dwelling, Townhouse		P			P				P	P	P	P	P	P	P					P	P	P									A	A	e.1.iv
Dwelling, U-Rowhouse													P	P																			e.1.iii
Dwelling, Duplex		P			P				P	P	P	P	P	P	P					P	P										A	A	e.1.v
Dwelling, U-Duplex													P	P																			e.1.iii
Dwelling, Triplex		P										P	P	P	P						P										A		e.1.v
Dwelling, U-Triplex													P	P																			e.1.iii
Dwelling, Quadplex		P											P	P	P						P										A		e.1.v
Dwelling, Multifamily		P			P							P	P	P	P				P	P	P	P		P							A	A	e.1.vi
Dwelling, Multifamily Student													P	P																			e.1.vii
Dwelling, Mobile Home																P																	e.1.viii
Dwelling, Student-Oriented													P	P																			
Dwelling, Live Work																				S	S			S	S	P					A		e.1.ix
Group Living																																	
Assisted Living Facility												S			S			P						P		P	P				A		
Fraternity or Sorority House																																	
Group Home		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S															A	A	e.2.i

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Group Housing, Supportive		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P															A		
Rehabilitation Facility																	P							P			P				A		



2678 21st Street

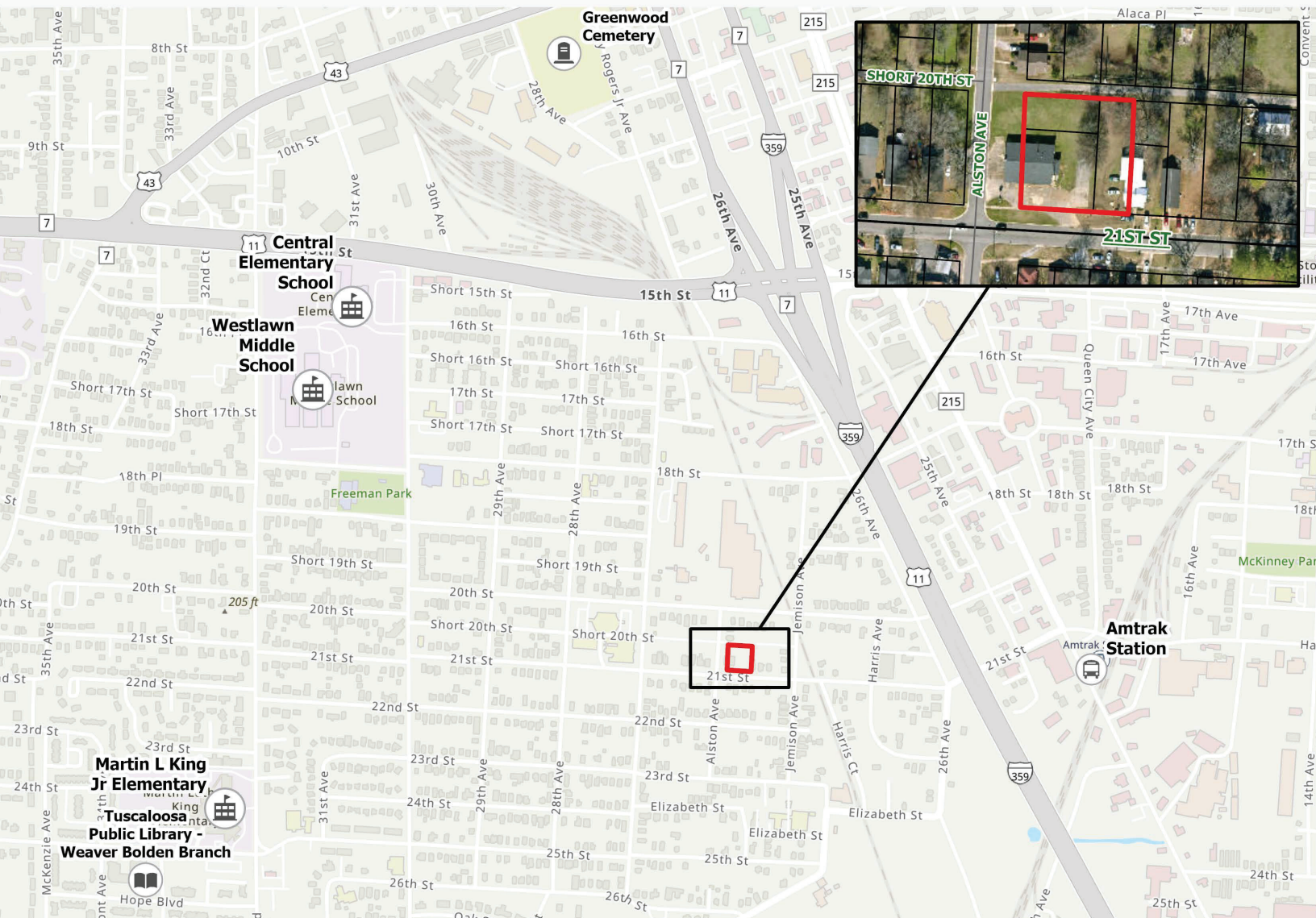
1 inch = 50 feet
0 25 50 75 100 Feet





2678 21st Street

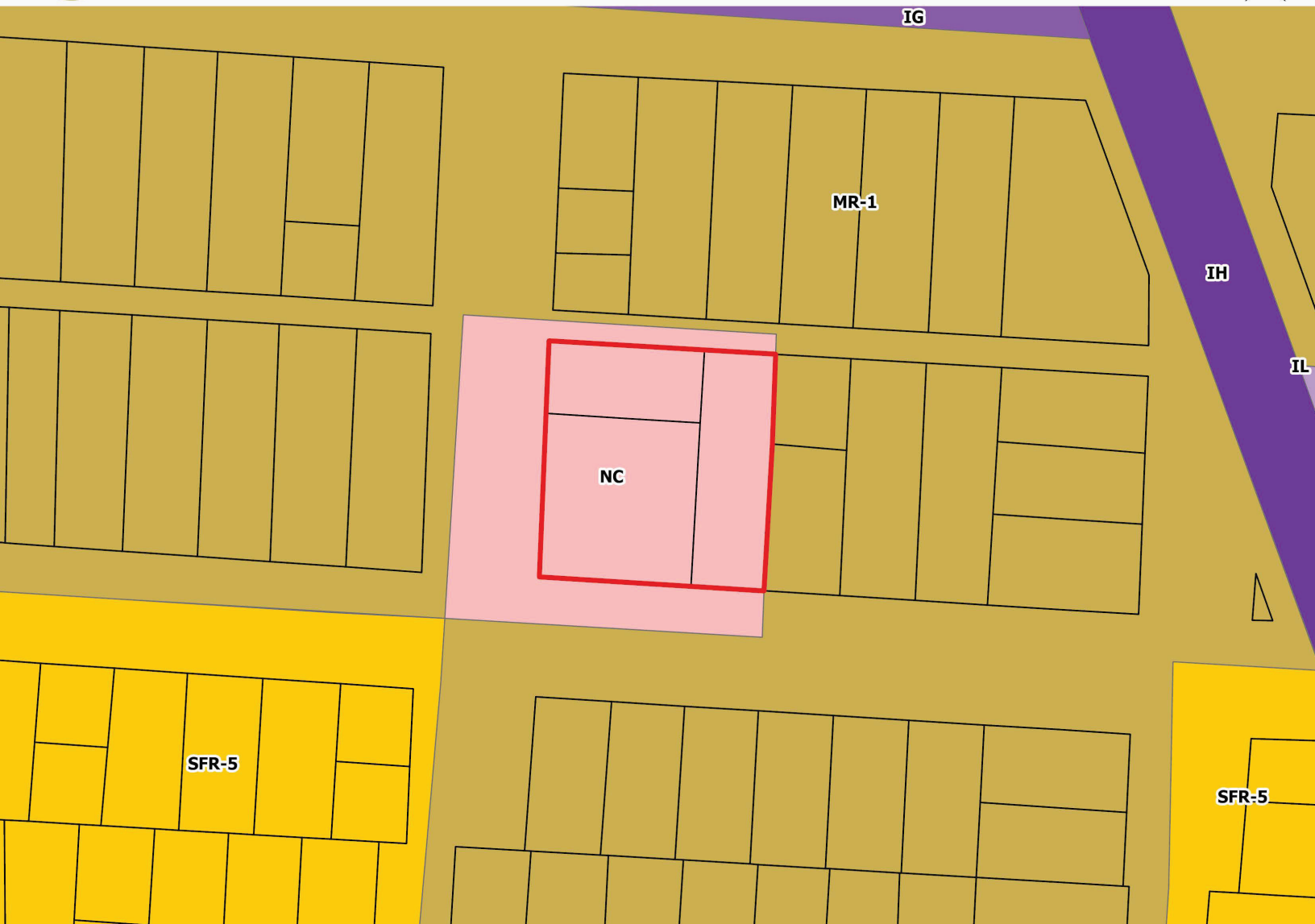
1 inch = 750 feet
0 375 750 1,125 1,500 Feet





1322 & 1333 31st Street East

1 inch = 80 feet
0 50 100 150 200 Feet





TUSCALOOSA
PLANNING COMMISSION

REZONING PETITION

Last Updated, December 2024

Please complete all of the following required fields:

Name: Jammie Gray

Applicant

Property Owner (If different from applicant)

Name: Same Email: Phone:

Address: City/State: / ZIP Code:

Address: 2678 21st Street City/State: Tuscaloosa / AL ZIP Code: 35401

Subdivision: Silver Park Parcel ID: 63 31 08 27 1 046 007.000 ,006.00, 005.001 Lot Number: 9, 10, 11 18

Existing buildings or structures: Old Store Lot Size:

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

Current zoning: NC Request zoning change to: MR-1

Reasons for requesting a zoning change:

To construct single family homes with accessory structures

Proposed buildings or construction: Homes

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: Jammie Gray Date: 7/7/25

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

SUBMIT FORM



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CIVIL • STRUCTURAL • ENVIRONMENTAL • SURVEYING
6309 Black Bears Way
Tuscaloosa, AL 35401
Phone (205) 752-5564
www.sentell.net

LOTS 9-11 AND 18, BLOCK 484
SILVER PARK

DRAWN:	CBS
CHECKED:	GLS
DATE:	07/20/25
JOB NO:	25-166
SHEET:	1

- N:\2025\25-166 Jamie Gray Lot 9-11 Silver Park SUBD\25-166 preliminary plat.dwg



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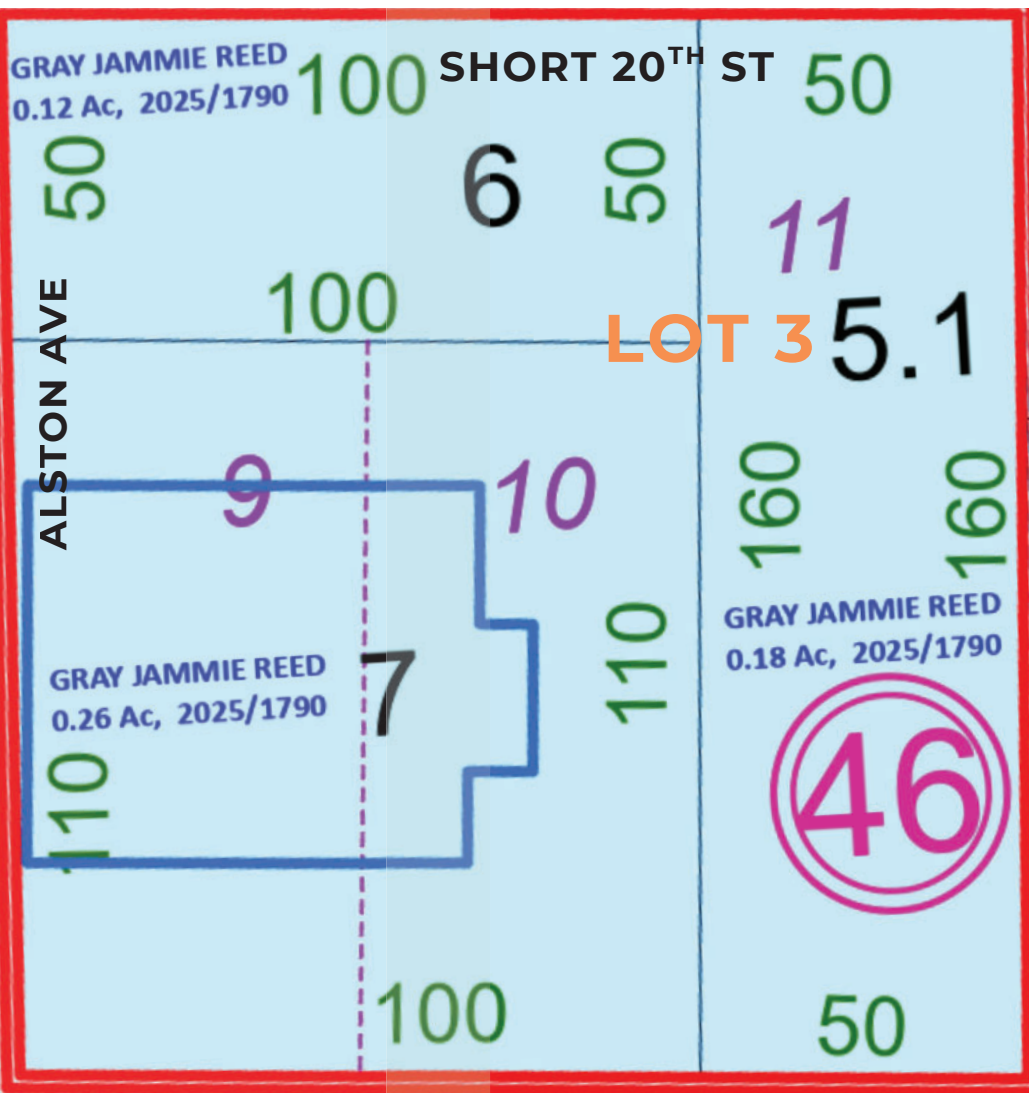
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DRAWN:	CBS
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DATE:	07/20/25
ASR NO:	25-166
SHEET:	1



Presented by:
Jammie R. Gray
May 2025

Proposal:
2678 21st *Reimagined*



21ST ST

*Current
Lot lines*

LOCATION:
CORNER OF 21ST ST.
& ALSTON AVE.

DISTRICT 2:
COUNCILWOMAN
HOWARD

COMBINED LOT
SIZE (1.34 ACRES ?)

SHORT 20TH ST



21ST ST

Proposed Homes & Styles

REPLATTED:
APPROX: ?

3 PLANS
ALL: 3BEDS X 2 BATHS

COLORS:
COMPLIMENTARY BUT
NOT THE SAME FOR
EACH PLAN