

# PLANNING COMMISSION STAFF REPORT

August 18, 2025

**Z-17-25**

## GENERAL INFORMATION

### Property Owner (X) Petitioner (x)

JL Pate Construction

### Requested Action and Purpose

Rezone from SFR-1 to MR-1. Parcel is requesting zoning change “To allow more dense housing like adj lots to the south & east.”

### Location and Existing Zoning

2100 & 2102 5th Avenue East – Zoned SFR-1

### Size and Existing Land Use

0.84 acres total; Residential

### Surrounding Land Use and Zoning

North – Residential, Zoned SFR-3

East – Residential, Zoned MFR

South – Residential, Zoned MFR

West – Residential, Zoned SFR-1

### Applicable Regulations

Sec. 25-67. – 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

21<sup>st</sup> Street East, a Local street

5<sup>th</sup> Avenue East, a Major Collector

### Physical Characteristics

0.84 acres to be rezoned. The property currently residential, with single-family residential to the north and west and multifamily residential to the east and south.

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### SUBJECT PROPERTY

#### ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Traditional Neighborhood, Edge (TN2) (p. 22).

TN2 areas include “Residential areas encompassing many of Tuscaloosa's mid-20th century neighborhoods and modern developments that are primarily single family housing on average size lots developed in a connected street network. Compared to core areas, these neighborhoods have a more uniform housing pattern with larger average lots and longer blocks, that are more car-oriented. These neighborhoods may include areas of small-lot, attached or multi-family dwellings that have a single family scale. They also may feature parks and schools within the neighborhood and may be connected to commercial areas.” (p. 34).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For TN2, building blocks include (p. 34):

- 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: 10-30 feet, generally consistent within a block.
- Streets: Blocks are small and walkable. Streets form an irregular grid system within the neighborhood; may include alleys.
- Transportation: Automobile access with complete sidewalk network; recreational trails.
- Parking: On-street and private off-street; may include front-loaded or alley-loaded garages.
- Open Space: Preserved passive open space, neighborhood parks, pocket parks, private 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 TN2 area outlined on pg. 34 is as follows:

- Provide vehicular and pedestrian connections to adjacent neighborhoods where feasible.
- Allow residential infill that fits-in with neighboring homes (building scale, placement, etc.).
- Accommodate front-loaded or alley-loaded garages.
- Support neighborhood-scale commercial uses located at the edges of a neighborhood.
- Encourage shared open space features within the neighborhood.

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			



## 2100 & 2102 5th Avenue East

1 inch = 75 feet  
0 40 80 120 160 Feet

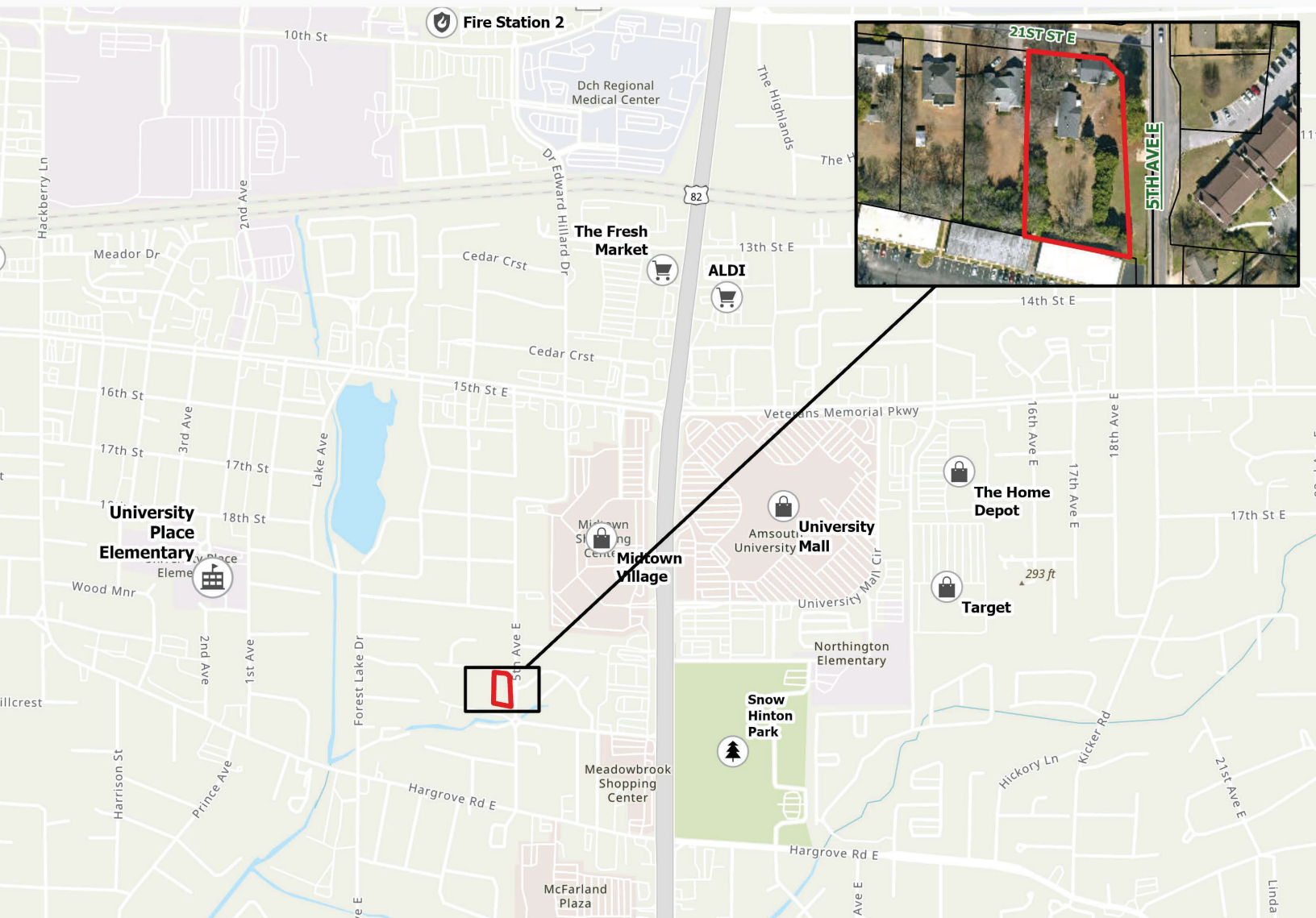






# 2100 & 2102 5th Avenue East

1 inch = 1,000 feet  
0 500 1,000 1,500 2,000 Feet

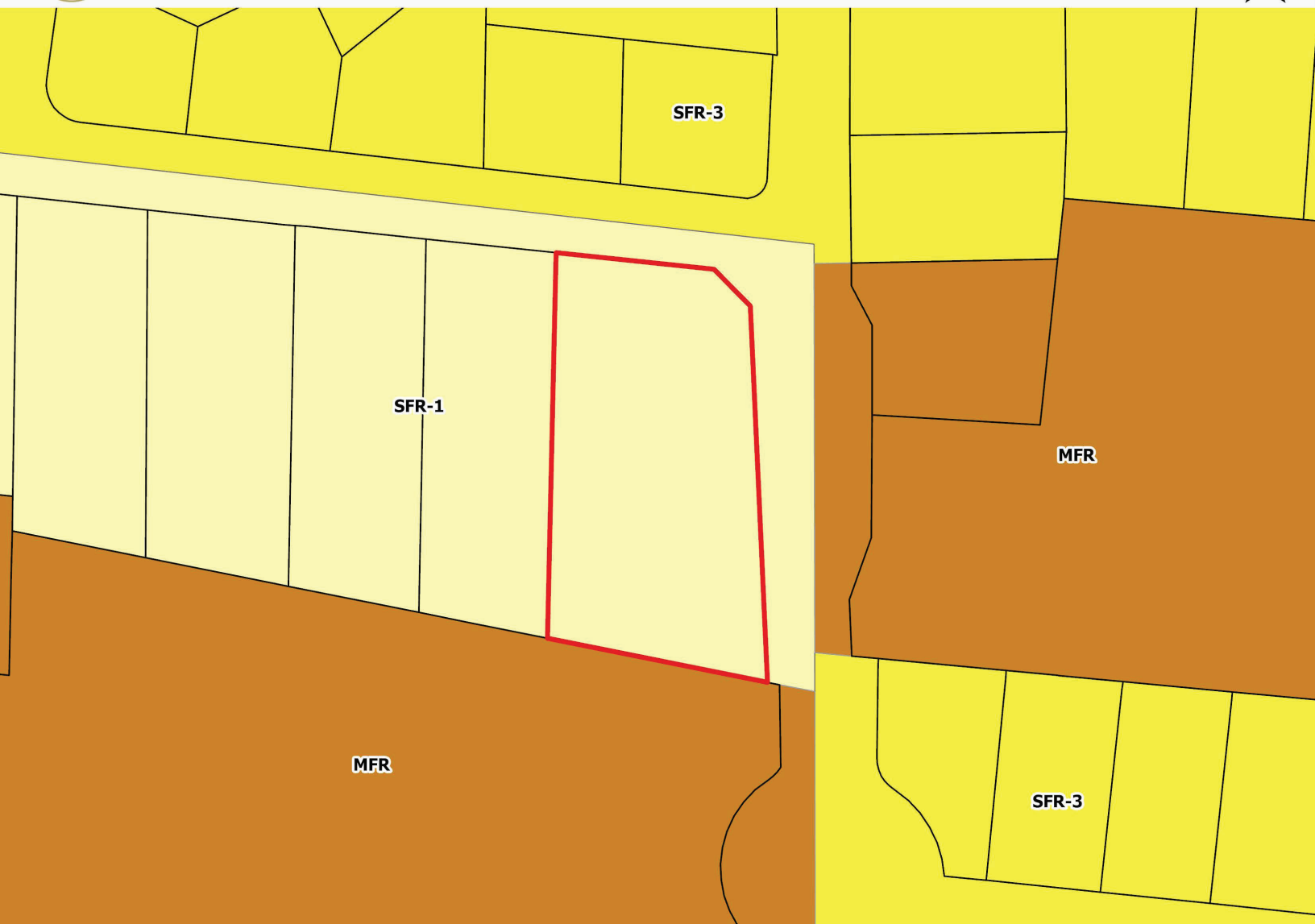




## 2100 & 2102 5th Avenue East

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:

**Applicant**  
Name: JL Pate Construction Email: \_\_\_\_\_ Phone: \_\_\_\_\_

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

**Property**  
Address: 2100 5th Ave E. City/State: Tuscaloosa / AL ZIP Code: 35401  
Subdivision: MI Harper 2 Parcel ID: 63 31 07 25 1 019 001.000 Lot Number: 1  
Existing buildings or structures: 2 Houses Lot Size: 0.84

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

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

Reasons for requesting a zoning change: TO ALLOW MORE DENSE HOUSING  
LIKE ADJ LOTS TO THE SOUTH & EAST

Proposed buildings or construction: 5 New single family 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 SUBMITTIAL REQUIREMENTS ON THE BACK OF THIS APPLICATION

Applicant:  Date: 6/19/25

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

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

**SUBMIT FORM**







