

PLANNING COMMISSION STAFF REPORT

August 18, 2025

Z-20-25

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

3311 Hargrove, LLC; Longleaf Engineering, LLC

Requested Action and Purpose

Rezone from SFR-1 to GC. Per the applicant, the “Zoning change is requested to allow for office warehouse building (anticipated primary use is contractor’s office)”.

**An annexation and subdivision petition are in conjunction with this rezoning. Default zoning if annexed is SFR-1.*

Location and Existing Zoning

3311 & 3327 Hargrove Rd E – Outside city limits

Size and Existing Land Use

2.3 acres total; Two houses, one per existing lot

Surrounding Land Use and Zoning

North – Commercial & Single-family residential, Zoned GC & SFR-1

East – Single-family residential, Zoned SFR-1

South – Single-family residential, Outside city limits

West – Multifamily residential, Zoned MFR

Applicable Regulations

Sec. 25-83. – Purpose.

The purpose of the General Commercial (GC) District is to provide lands for the development of a wide range of nonresidential uses including office, commercial, employment and retail businesses, that may be developed in conjunction with residential uses, either in the same building or on the same development site.

See end of report for details of permitted uses in the GC zone.

Transportation

Hargrove Rd E, a Minor Arterial

34th Ave E, a Local street

Physical Characteristics

2.3 acres to be rezoned. The properties currently have two homes, with single-family residential and commercial to the north, single family residential to the east, and multifamily residential to the west.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, these properties are identified in the Future Land Use and Character Map as Suburban Residential (RL) (p. 22).

RL areas include “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).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For RL, building blocks include (p. 35):

- Height range: 1-3 stories (generally up to 35 feet).
- Building form: A range of housing sizes and styles with single-family scale and appearance.
- Building setback: 20-30 feet (generally consistent within a block).
- Streets: Longer blocks with a curvilinear pattern are common, though connectivity and the pedestrian experience is important.
- Transportation: Automobile access with sidewalk network
- Parking: On-street and private off-street, individual drives from street.
- Open Space: Public neighborhood parks should be located in prominent, easily-accessible locations. Schools also supplement public parks. Some residential areas include private open space such as golf courses.

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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 RL area outlined on pg. 35 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.

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

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Sec. 25-101. – Commercial Principal Use Table.

Table V 3: Principal Use Table for Commercial Uses, identifies the uses within the Commercial 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 subsection b below. Use types are defined in Sec. 25-31, Definitions. Any use-specific standards are referenced in the right-most column of Table V 3 and are located in subsection c below.

Table V-1: Principal Use Table for Commercial 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	LFR	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. 25-5.2.5.)	
Animal Care																																		
Kennel																								P		S	P	P	P		A		c.1.i	
Pet Grooming																				S			S	P	S	P	P	P	P		A			
Veterinary Clinic																				S				P	S	S	S	P	P		A		c.1.ii	
Business Services																																		
Broadcasting Studio																		P	P	P	P	P	S		P	P	P	P	P		A	A		
Catering																		P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	
Conference or Training Center																		P	P	P	P	P	P	P	P		P	P			A	A		
Contractor Office																				P	P			P		S	P	P	P	P	A		c.2.i	
Data Center																								P			P	P	P	P				
Office																		P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Research and Development																		P	P		S	S	P	S	P		S	P	P	P	P	A	A	
Food and Beverage Services																																		
Bar: Club																				C					C	C							c.3.i(a) & c.3.i(b)	
Bar: Restaurant																				C	C		C	C	C	C		C			C	C	c.3.i(a) & c.3.i(c)	
Bar: Tavern																				C	C		C	C	C	C	C				C	C	c.3.i(a) & c.3.i(d)	
Brewpub																				P	P	S	P	P	P	P	S		P		A	A		
Cigar Bar																				P	S	S	P	P	P	P	P	P			A	A		
Coffee House																				P	P	P	P	P	P	P	P	P	P		A	A		
Restaurant, Quick-service																				P	P	P	P	P	P	P	P				A		c.3.ii	
Restaurant, Sit-down																		P	P	P	P	P	P	P	P	P	P	P			A	A		
Wine Bar																				P	S	S	P	P	P	P	P				A	A		
Lodging																																		
Bed and Breakfast			S	S		S	S	S	S	S											P	P		S									c.4.i	

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Use Classification/ Use Category/ Use	OS	CN	SFR-E	LFR	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. 25-5.2.5. __)
Hotel																			P	P	P	P	P	P	P		P				A	A	c.4.ii
Recreational Vehicle (RV) Park																S											S						c.4.iii
Short-Term Rental	See use-specific standards for use permissions																											A	A	c.4.iv			
Recreation and Entertainment																																	
Casino/Gambling Hall																											C				C		c.5.i
Marina				S																		P	P								A	A	c.5.ii
Private Event Space	S																P	P	P	P	P	P	S	P	P	S	P	S			A	A	
Recreation, Indoor	P																P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	
Recreation, Outdoor	P																P	P	S	S	S	S	P	P	P	S	S	S			A	A	
Theater or Auditorium																	P	P	P	P	P	P	P	P	P	P	P	S			A	A	
Theater, Drive-in																								P			P				A		
Retail Sales and Services																																	
Check Cashing																											P				A		c.6.i
Convenience Store																				P	P	P	P	P	P	P	P	P	P		A	A	
Financial Institution																				P	P	P	P	P	P	P	P	P			A	A	
Funeral Home																				S				P			S	P			A		c.6.ii
Laundromat																		P						P	P	P	P				A		
Laundry and Dry-cleaning Retail Facility																				S	P	P		P	P	P	P				A		c.6.iii
Liquor Store																				S	S		P	P	P	S	S	P			A	A	c.6.iv
Personal Services																				P	P	P	P	P	P	P	P	P			A	A	
Pharmacy																		P	P	P	P	P	P	P	P	P	P	P			A	A	
Plant Nursery/ Greenhouse																				P	P		S	P	P	S	P	P			A		c.6.v
Retail Sales, Large																								P			P				A		c.6.vi
Retail Sales, Medium																				P	P	P	P	P	P	P	P				A	A	c.6.vi
Retail Sales, Small																				P	P	P	P	P	P	P	P	S			A	A	c.6.vi
Self-Service Storage																								P			P	P	P		A		c.6.vii
Sexually-oriented Business																								S			S	S	P				c.6.viii
Tattoo Establishment																								P			P	S	S		A		c.6.ix
Tobacco or Vape Shop																								P			P	S			A		c.6.x
Vehicle-Mounted or Tent-Sheltered Retail													S	S	S		P	P	S	S	S		S	S	S	S	S	P	P	P	A		c.6.xi

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Vehicle Sales and Service																																	
Automobile Wash																								P			P	P			A		
Heavy Vehicle and Farm Equipment Sales and Rental																											P	P	P	P			c.7.i
Heavy Vehicle Fuel Station																											P	P	P				
Heavy Vehicle Repair																											P	P	P				
Light Vehicle Fuel Station																				P				P	P	P	P	P	P	P	A		c.7.ii
Light Vehicle Repair																								S	S	S	P	P	P	P	A		c.7.iii
Light Vehicle Sales and Rental																								P			P				A		c.7.iv
Manufactured Building Sales																											P		P	P			
Mobile Home Sales																											P		P	P			
Ride-hailing or Taxi Service																				P	P	P			P	P	P	P	P		A		



3311 and 3327 Hargrove Road East

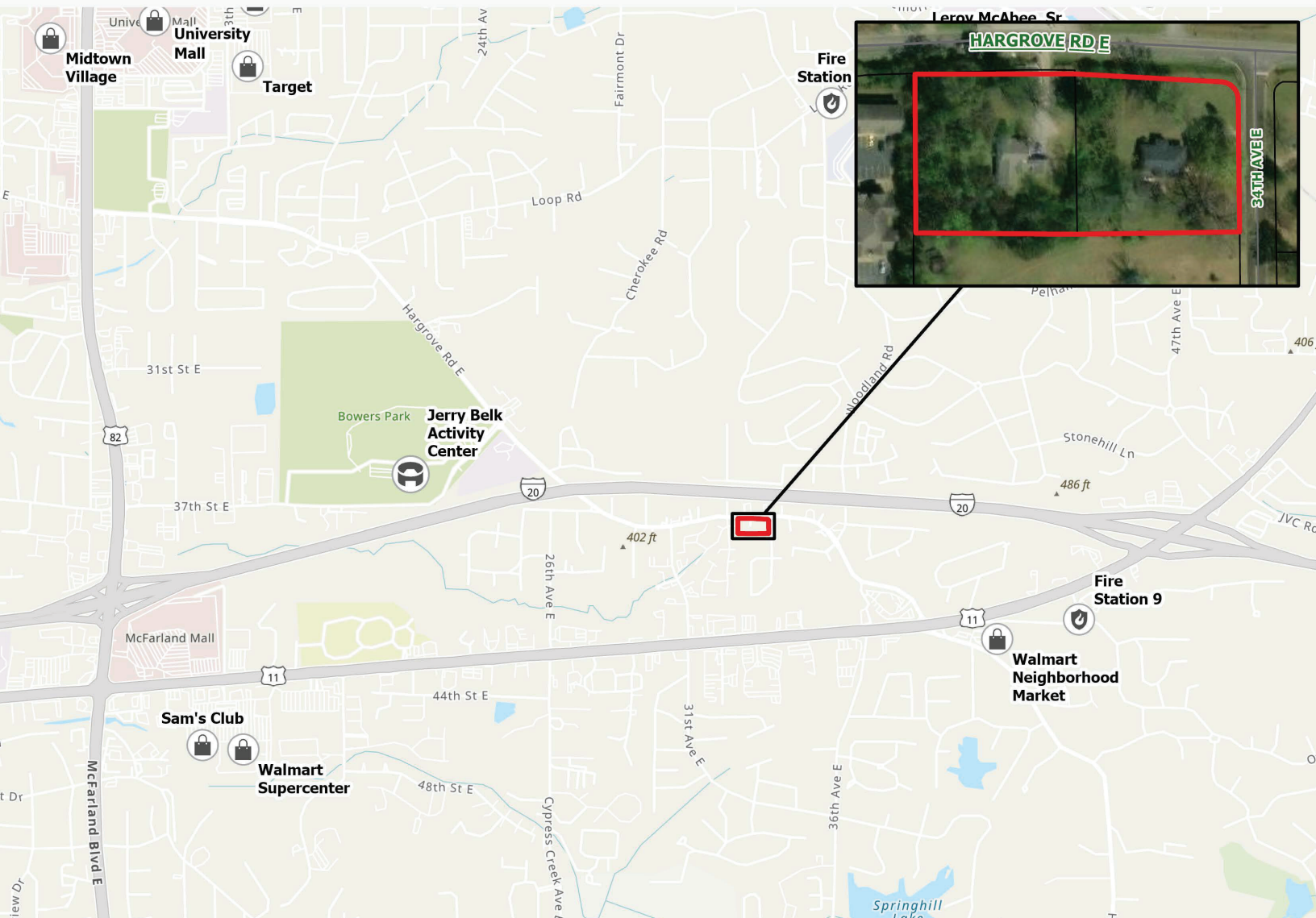
1 inch = 100 feet
0 50 100 150 200 Feet





3311 and 3327 Hargrove Road East

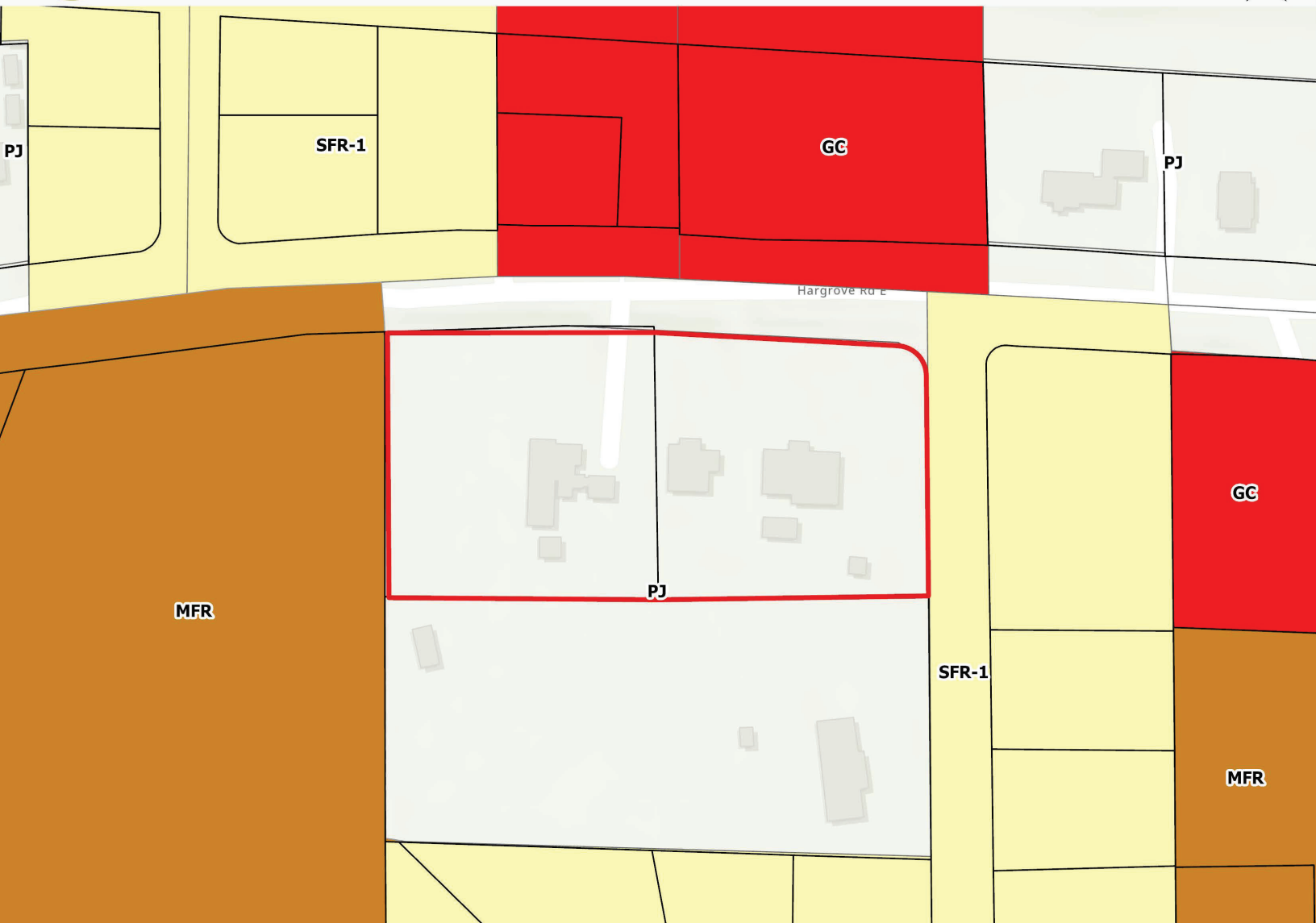
1 inch = 1,750 feet
0 900 1,800 2,700 3,600 Feet





1322 & 1333 31st Street East

1 inch = 100 feet
0 60 120 180 240 Feet





TUSCALOOSA
PLANNING COMMISSION

REZONING PETITION

Last Updated, December 2024

Please complete all of the following required fields:

Applicant

Name: Longleaf Engineering, LLC

Property Owner (If different from applicant)

Name: 3311 Hargrove, LLC

Property

Address: 3311 & 3327 Hargrove Road E City/State: Tuscaloosa / AL ZIP Code: 35405

Subdivision: Bobbie Hagler Parcel ID: 63 30 09 32 4 001 025.000 and below Lot Number: 1

Existing buildings or structures: One house exists on each parcel (to be removed) / 63 30 09 32 4 001 024.000 Lot Size: 2.3

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

Current zoning: SFR-1 (proposed annexation into the city) Request zoning change to: GC

Reasons for requesting a zoning change: _____

Zoning change is requested to allow for office warehouse buildings (anticipated primary use is contractor's office)

Proposed buildings or construction: 3 Office warehouse buildings

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:  Date: 7/16/25

**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



Narrative – Hargrove Micro Park

Project Name: Hargrove Micro Park

Location: Hargrove Road & 34th Avenue, Tuscaloosa, AL

Proposed Use: Flex Office/Warehouse Units

Proposed Request: Annexation into the City of Tuscaloosa, and rezoning from SFR-1 to General Commercial (GC)

Applicant Objective: Develop a modern, small-scale, multi-tenant business park tailored to local businesses and service providers

Project Overview

The proposed Hargrove Micro Park is a thoughtfully designed **flex warehouse development** featuring multiple **single-story structures**, each containing a combination of:

- **Small professional office space**
- **Private, secure warehouse bays**
- **Individual restrooms per unit**
- **Safe and secure location for future tenants in a professional setting.**

The layout encourages a broad range of tenants by combining **functional warehousing** with **customer-facing or administrative areas**.

The site plan, elevations, and renderings (attached) depict a **high-quality design** with:

- Brick veneer and metal board and batten materials
- Attractive design to give the community, as well as the future tenants, an upscale workspace as shown by the renderings
- Individual signage for each space
- High-end metal architectural board and batten panels that give a modern aesthetic with superior craftsmanship and durability to keep the property looking attractive for many years
- Large garage doors to ensure any storage needed will be secured inside individual units.
- Compliant parking and landscaping based on the City of Tuscaloosa's Zoning Ordinance

Flex Warehouse Use and Community Benefits

What Is Flex Space?

Flex warehouses are **versatile units** designed to accommodate a range of business types under one roof,



typically combining **office, warehouse, and showroom** space. Tenants can adjust how much of the space is used for each function.

Benefits to the City of Tuscaloosa:

1. **Job Creation and Economic Growth**
 - Enables **startups, contractors, e-commerce operators, HVAC/electricians, and logistics businesses** to launch and grow.
 - Encourages **local job creation** in skilled trades, sales, admin, and support roles.
2. **Attractive to Small Businesses**
 - Units are **smaller-scale and affordable**, ideal for local entrepreneurs needing a mix of office and operational space.
 - Increases **diversity in commercial tenants** and reduces vacancy compared to large single-use structures.
3. **Visually Appealing and Neighborhood-Friendly**
 - Professional architecture (brick accents, landscaping, screened service areas)
 - Designed to blend with existing streetscape, maintaining a **non-industrial appearance**
 - To minimize the visual impact on the surrounding area, the proposed warehouses are designed to be **comparable in height to the existing** structures on the property
4. **Low Traffic Impact**
 - Flex space users typically generate **lower trip volumes** than retail or large industrial users.
 - Hours of operation are often **staggered**, minimizing peak-hour traffic impact.
5. **Supports City Development Goals**
 - Aligns with Tuscaloosa's goals for **economic diversification, infill development, and job-supportive infrastructure**
 - Provides a transitional land use between nearby commercial, industrial and residential areas

Typical Flex Warehouse Tenant Profile

Hargrove Micro Park is designed to serve the needs of **owner-operated small businesses** that are vital to Tuscaloosa's local economy. The typical tenant of a flex warehouse space is:

- A **small business owner or independent contractor**
- Operating with a **team of 1 to 2 employees**
- Requiring space for **indoor material storage, light assembly, tool access, and basic office or administrative tasks**

These tenants may include:

- HVAC, plumbing, or electrical contractors
- E-commerce operators or delivery-based retailers
- Mobile mechanics, detailing services, or appliance repair
- Small-scale builders, flooring installers, or cabinet fabricators
- Local service providers (e.g., pest control, landscaping, signage)



These businesses are **not suited for large traditional warehouse space** due to cost and scale, yet they require a secure, functional environment that allows them to grow professionally.

Limited Public Interface

- These are **not high-foot-traffic businesses**.
- The space is **not designed as a retail storefront**.
- Any customer interaction is typically **"by appointment only"** (such as consultations or pick-ups).
- Minimal daily traffic and parking needs, contributing to **quiet site usage**.

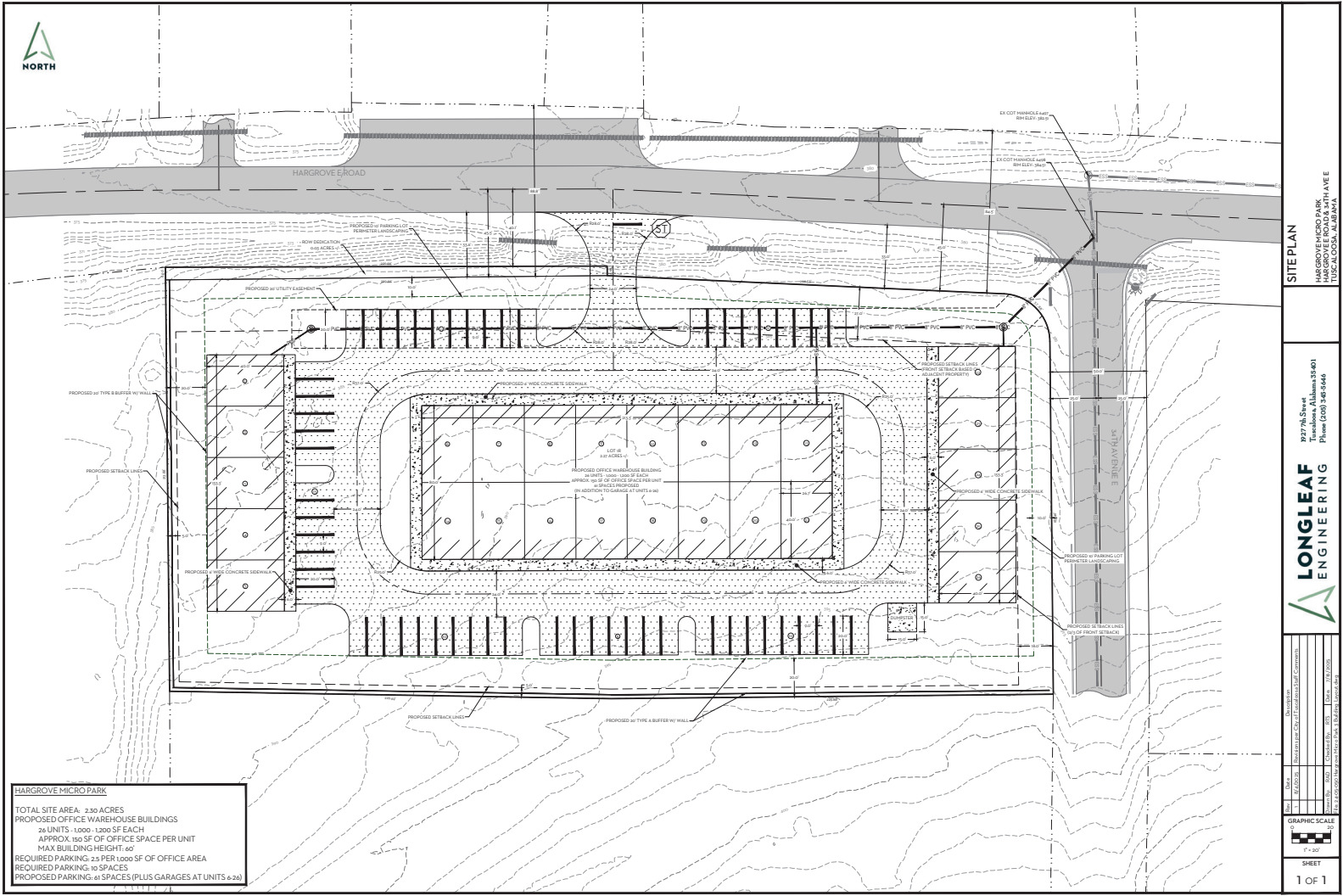
This tenant type aligns well with the goals of a **neighborhood-compatible business park**, supporting entrepreneurship without introducing congestion or incompatible retail activity.

Summary

We respectfully request the City of Tuscaloosa consider annexing and rezoning these parcels to **General Commercial (GC)** to support the development of the **Hargrove Micro Park**. This project offers a well-designed, community-oriented space that will:

- Attract and support local businesses
- Contribute to the city's tax base
- Improve property value and land utilization
- Deliver minimal adverse impact on neighboring areas

As the developer, I recognize that locating this project within the City of Tuscaloosa brings higher initial costs compared to building in unincorporated areas. However, I view these additional costs as an opportunity to deliver a **higher-quality, more community-aligned product**. Being part of the City allows me to invest in enhanced landscaping, durable building materials, thoughtful site planning, and long-term infrastructure that meets the standards and expectations of Tuscaloosa's development vision. My goal is not just to construct space, but to create a lasting asset that supports small business growth, adds visual value to the corridor, and reflects the city's commitment to well-planned, economically diverse growth.



HARGROVE MICRO PARK
TOTAL SITE AREA: 2.30 ACRES
PROPOSED OFFICE WAREHOUSE BUILDINGS
24 UNITS: 1,000 - 1,200 SF EACH
APPROX. 80 SF OF OFFICE SPACE PER UNIT
MAX BUILDING HEIGHT: 60'
REQUIRED PARKING: 2.5 PER 1,000 SF OF OFFICE AREA
REQUIRED PARKING: 10 SPACES
PROPOSED PARKING: 61 SPACES (PLUS GARAGES AT UNITS 4-24)

SITE PLAN

HARGROVE MICRO PARK
HARGROVE ROAD, ALABAMA
TUSCALOOSA, ALABAMA

9277A Street
Tomball, Alabama 33601
Phone: 281-346-5646

LONGLEAF
ENGINEERING



By	Date	Reviewed By	Date
Author	10/1/2020	Checked By	10/1/2020
Drawn	10/1/2020	Approved By	10/1/2020

GRAPHIC SCALE
1" = 50'



Looking South West from Hargrove Road

PRELIMINARY
NOT FOR CONSTRUCTION



An Office/Warehouse Development for:

Hargrove Micro Park

Hargrove Rd. & 3rd Avenue
Tuscaloosa, Alabama

REVISIONS:	

VERIFY SCALES
IN ALL VIEWS
OF THE PROJECT
IF NOT SO NOTED
ON THE PLAN
OR SECTION
DRAWING

JOB No: 2585
DATE:
SHEET:



Looking North East toward Hargrove Road

PRELIMINARY
NOT FOR CONSTRUCTION

An Office/Warehouse Development for:
Hargrove Micro Park
Hargrove Rd. & 3rd Avenue
Tuscaloosa, Alabama

REVISIONS:	

JOB No: 2585
DATE:
SHEET:

VERIFY SCALES
BY: [Signature]
DATE: [Date]
IF NOT TO BE USED
FOR THIS PROJECT
RETRACT AND
RECYCLE



Looking South East from Hargrove Road

PRELIMINARY
NOT FOR CONSTRUCTION



An OfficeWarehouse Development for:

Hargrove Micro Park

Hargrove Rd. & 3rd Avenue
Tuscaloosa, Alabama

REVISIONS:	

VERIFY SCALES
BY MEASURING
ON SITE
IF NOT TO SCALE
ALSO CHECK
ACROSSHLY

JOB No: 2585	
DATE:	
SHEET:	



 **Typical Unit**
1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

An Office/Warehouse Development for:
Hargrove Micro Park

Hargrove Rd. & 3rd Avenue
Tuscaloosa, Alabama

REVISIONS:

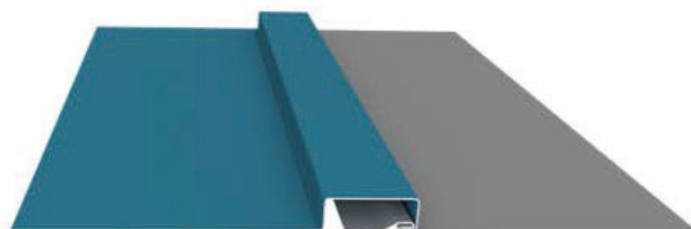
JOB No: 2585

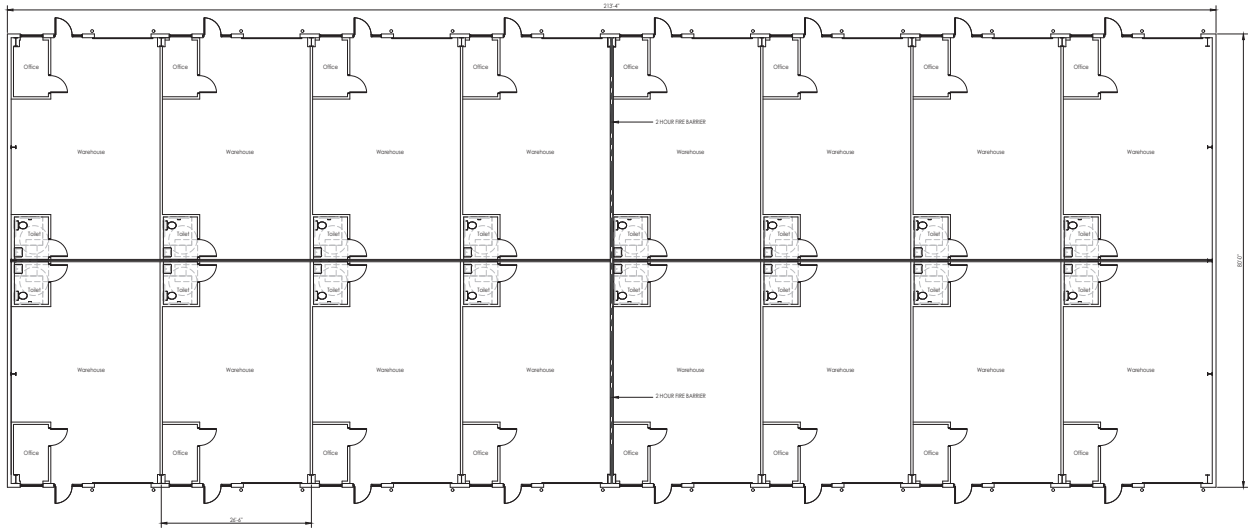
DATE:

SHEET:

VERIFY SCALES
BY: JLM, JCL
DATE: 10/1/2020
IF NOT TO SCALE
ADJUST SCALE
ACCORDINGLY



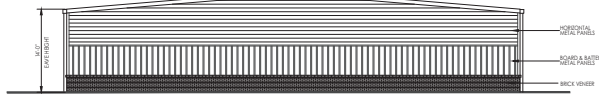




1 Floor Plan
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



An OfficeWarehouse Development for:

Hargrove Micro Park

Hargrove Rd. & 34th Avenue
Tuscaloosa, Alabama

REVISIONS:

NO.	DESCRIPTION	DATE

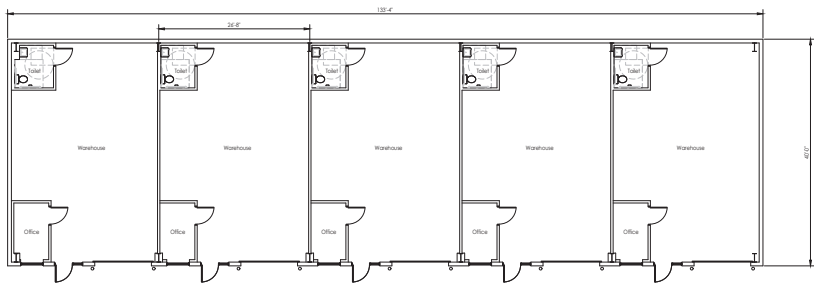
Floor Plan
Elevations

JOB No: 2585

DATE:

SHEET: **A100**

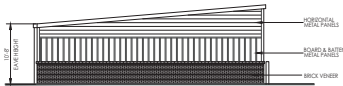
VERIFY SCALES
BY MEASURING
ON THE DRAWING
IF THE SCALE
DOES NOT
AGREE WITH
THE SCALE
SPECIFIED
ON THE DRAWING



1 Floor Plan
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

An OfficeWarehouse Development for:
Hargrove Micro Park

Hargrove Rd. & 3rd Avenue
Tuscaloosa, Alabama

REVISIONS:	

Floor Plan Elevations	
JOB No:	2585
DATE:	
SHEET:	A101

VERIFY SCALES
BY ARCHITECT
OR ENGINEER
IF NOT BY ARCH
OR ENGINEER
ALSO CHECK
ACCOMPANY

