

PLANNING COMMISSION STAFF REPORT

August 18, 2025

RPD-01-25

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Gordan Miller, Jr.; Ivory Bluff, LLC

Requested Action and Purpose

Rezone from R to RPD. The applicant is request to rezone for a, “Townhome Development.”

Location and Existing Zoning

605-617 5th Street Northeast, 604-612 4th Street Northeast, and 618 4th Street Northeast – Zoned R

Size and Existing Land Use

1.3 acres total; Single-Family Residential

Surrounding Land Use and Zoning

North –Single-family residential, Zoned R

East – Single & multi-family residential, Zoned R

South – Multi-family residential, Zoned R

West – Multi-family residential & public right-of-way, Zoned R

Applicable Regulations

Sec. 25-93. – Purpose.

The riverfront of the Black Warrior River is a unique natural, scenic, and historic resource of the city. The purpose of the riverfront planned development (RPD) district is to ensure large scale development in the riverfront (R) district along and in the vicinity of the Black Warrior River supports pedestrian-friendly, high-quality planned development and takes advantage of the river's historic and scenic beauty while protecting against flooding and preserving the natural features of the river and its floodplain. The district may include nonresidential uses or residential uses mixed with nonresidential uses or residential uses, but shall not include student-oriented dwellings. Streets, buildings, and open space should create synergy with the natural riverfront environment, preserving and/or enhancing environmentally sensitive areas while allowing people within and around the district to maintain a visual or actual connection through the riverwalk with the riverfront.

Permitted uses are established in a PD Plan and PD Agreement.

Transportation

4th Street NE, a Local street

5th Avenue NE, a Local street

6th Avenue NE, a Local street

Physical Characteristics

1.3 acres to be rezoned. The properties requesting to rezone are single-family residential with single-family residential to the north and east and multi-family residential to the south, east, and west.

PLANNING COMMISSION STAFF REPORT
August 18, 2025



SUBJECT PROPERTY

ANALYSIS

In **Framework**, these properties are identified in the Future Land Use and Character Map as Riverfront Development (RF) (p. 22).

RF areas include “Riverfront Development is an area appropriate for a range of high-quality development along the Black Warrior River which preserves and protects the unique natural, scenic and historic resource of the riverfront. Development may include residential, commercial, office, an integrated mix of uses, as well as civic and recreational areas.” (p. 28).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For RF, building blocks include (p. 28):

- Height range: 2-stories, minimum. Heights should be cognizant of protecting river views.
- Building form: Mix of large footprint buildings and smaller buildings that may be occupied by multiple tenants.
- Building setback: 0-30 feet.
- Streets: Small, grid-like blocks with a streetscape designed to encourage pedestrian activity.
- Transportation: Walking, biking, transit, automobile.
- Parking: Shared parking areas located behind buildings. On-street parking. Allow space for pick-up/to-go orders.
- Open Space: Formal parks, pocket parks, plazas, "green infrastructure," public realm acts as open space.

PLANNING COMMISSION STAFF REPORT

August 18, 2025

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 RF area outlined on pg. 28 is as follows:

- Encourage conservation of potentially sensitive environmental features along the riverfront.
- Support integrated mixed-use developments (horizontal mixed use) and vertical mixed use buildings where the surrounding area contains, or the center is large enough to create, the critical mass and pedestrian activity needed for mixed use commercial to thrive.
- Encourage high quality architecture and materials for highly visible sites.
- Integrate public open space and recreational areas (such as the Riverwalk) into developments.
- Encourage horizontal or vertical mixing of uses in compact areas where appropriate.
- Integrate public open space features and connectivity to the trail network within development sites.

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



605-617 5th St NE & 604-618 4th St NE

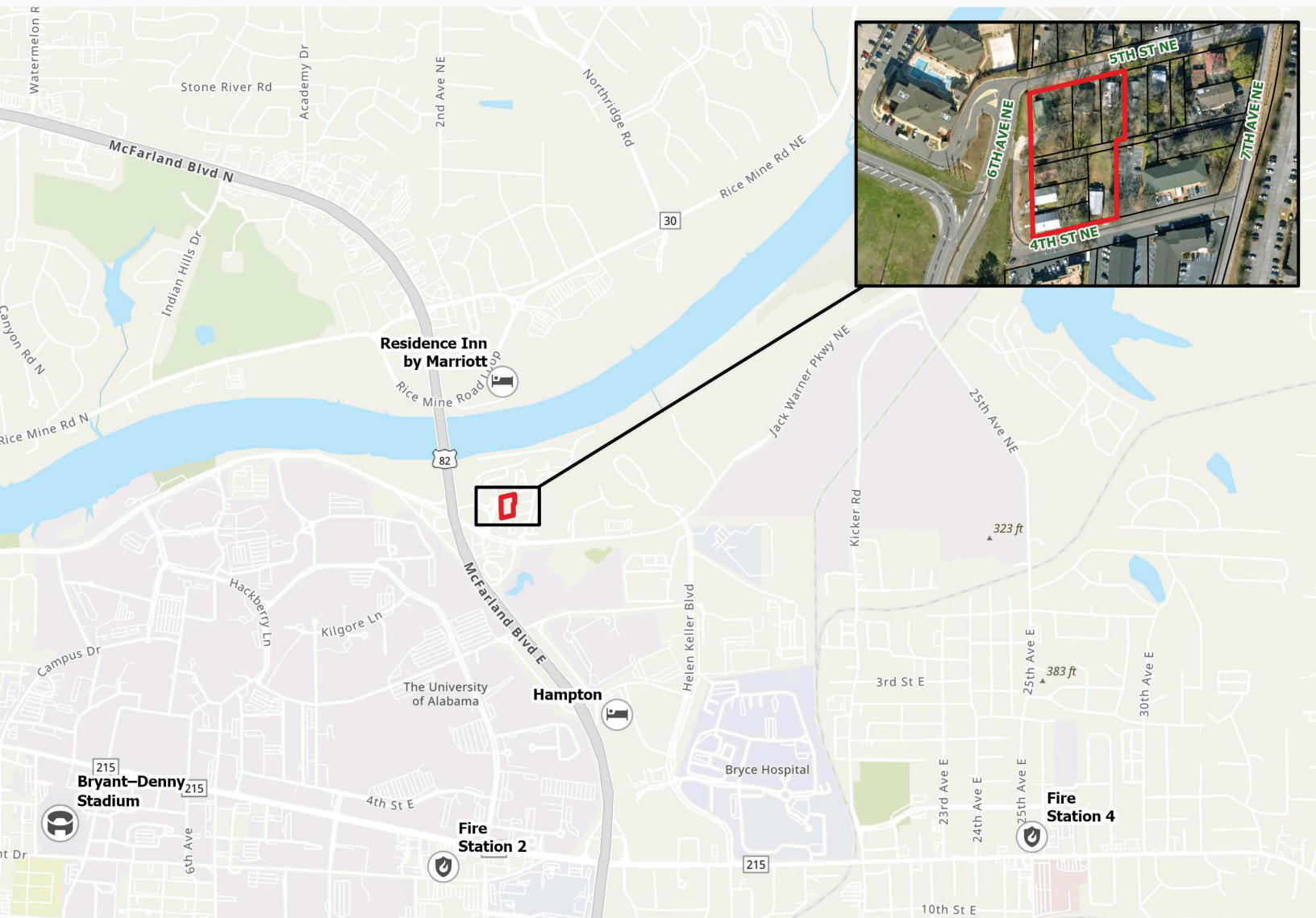
1 inch = 100 feet
0 50 100 150 200 Feet





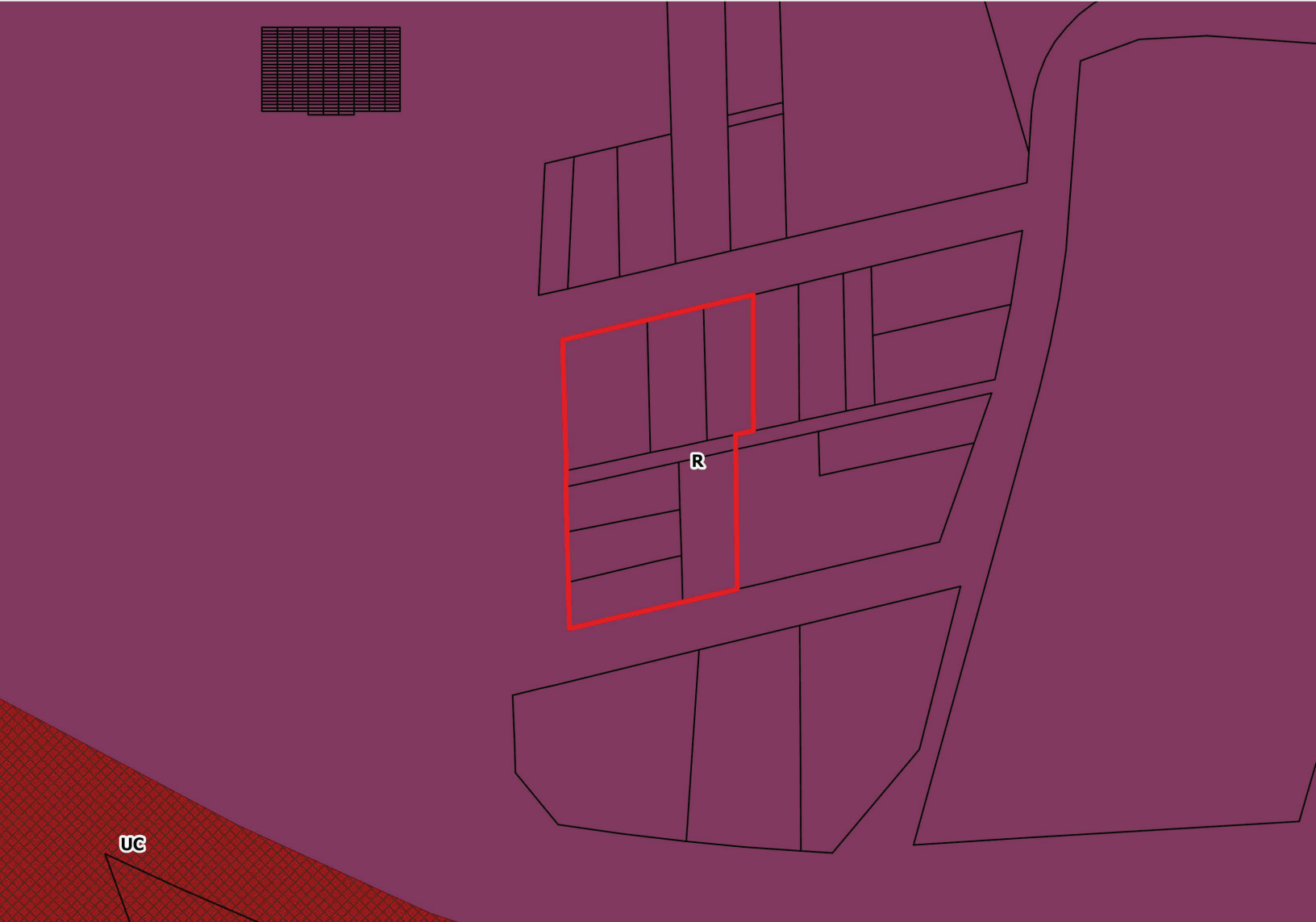
605-617 5th St NE & 604-618 4th St NE

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





1322 & 1333 31st Street East



Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

6/10/2025

Property Information:

Site Address:

6th Avenue NE at 4th Street East, Tuscaloosa, Alabama 35404

Parcel ID:

63-31-06-13-1-004-005.000 to 007.000 & 63-31-06-13-1-004-009.000 to 012.000

Total Acres:

1

Number of Existing Lots:

13

Number of Proposed Lots:

21

Current Zoning:

Riverfront (R)

Proposed Zoning:

Riverfront Planned Development (RPD)

Current Land Use:

Residential

Proposed Land Use:

Residential

Detailed Description of the Proposed Request:

Townhome Development

Applicant Information:

Applicant Name:

Ivory Bluff, LLC

Property Owner Information:

Property Owner Name:

Gordon Miller, Jr.

Ivory Bluff

Riverfront Planned Development District

Project Narrative

Revised August 5, 2025

Introduction

Ivory Bluff, LLC is a proposed townhome development located between 4th Street Northeast and 5th Street Northeast, directly East of Sixth Avenue Northeast, near the McFarland Boulevard/Jack Warner Parkway interchange. The project site lies within the City of Tuscaloosa Riverfront Zoning District and is proposed to be rezoned to the Riverfront Planned Development District (RPD). Townhomes are a permitted use within the RPD zoning district. The site is currently comprised of seven single-family residential rental properties constructed between 1930 and 1945. The intended service market includes young professionals, retired households, and “gameday” residents. Construction activities are expected to commence in September or October of 2025, with the project completion in early Fall of 2026.

The development includes twenty townhome units containing three bedrooms each. The development will be constructed in a single phase. The proposed buildings, which are planned for sale, are three stories in height, with units sized at approximately 1,700 square feet. The anticipated sales price range of the units is \$579,900 to \$799,000. The speculative population of the development is approximately 50 people, using an average of 2.5 people per unit.

The majority of the exterior areas of the site will be platted as Common Areas, which will be owned and managed by the Owners’ Association. In the central portion of the Common Area, a courtyard is proposed, which will include a pavilion with an outdoor kitchen, sitting/lounge areas, and audio/visual equipment.

Architecture

The architectural design of Ivory Bluff includes (20) three-bedroom townhomes arranged across (4) buildings. All units are organized to front public streets and/or an interior courtyard, with building massing and forms responding to site topography and adjacent development patterns. While the townhomes utilize a common floor plan, the layout has been rotated, mirrored, and stepped to provide variety and avoid repetition. Exterior compositions have been further differentiated to give the appearance of multiple unit types while maintaining an efficient and marketable base plan.

The townhomes are designed using clean, traditional forms with balanced proportions. Primary exterior materials include brick masonry, with cementitious siding used to introduce texture and scale variation. Rooflines include gables and dormers to establish rhythm and visual structure. Vertically oriented windows are arranged in consistent groupings to reinforce rhythm and detailing. Covered entries constructed with heavy timber framing offer clearly defined front doors and a strong residential character. Units are elevated above grade, from one to three steps depending on grade, and select buildings include low-fenced front courtyards to define private use areas. On the interior of the site, the rear units also open directly onto a shared courtyard. Floor-to-floor heights include 9' ceilings at the ground level, 10' ceilings on the main living floor, and 9' ceilings at the upper floor. The third level is set within the roofline to reduce perceived height and respond to surrounding context.

The central courtyard includes a covered pavilion constructed with timber framing, a fireplace, grills, and a lawn area. The area is platted as Common Area and will be maintained by the Owners' Association.

Each unit has a street-facing entrance as required, and sidewalks are provided continuously around the perimeter of the development and within the internal site layout. Two lift-arm gates are located at either end of the central drive aisle to define the boundary between public street access and private circulation. Mechanical equipment and the

dumpster enclosure are screened using masonry walls or parapets, and are located away from street frontages. Parking is provided through a combination of one and two-car private garages, private driveways, and bay parking spaces near the courtyard area.

Site Configuration

The site contains twelve lots and one partial lot within Block 2 of Warrior Heights Subdivision (Plat Book 3 Page 10). Also, an unimproved platted alley (12' right-of-way), for which vacation is intended, bisects the site. The existing platted lots and vacated alley are proposed to be consolidated via the City of Tuscaloosa subdivision process.

As shown on the Planned Development Plan (PD Plan), townhome Units 1-13 face West toward the McFarland Boulevard/Jack Warner Parkway interchange, with Units 14-20 facing the courtyard. Units 1-13 garages will be accessed from the proposed internal roadway, with Units 14-17 garages accessed from 5th Street Northeast, and Units 18-20 garages accessed from 4th Street Northeast. A sidewalk is proposed around the perimeter of the site, with auxiliary sidewalk connections to the proposed courtyard area, as well as the front entries of the townhomes. A 10' primary front setback, a 7' secondary front setback, a 7' side setback, and a 0' rear setback are proposed with the RPD.

Per the City of Tuscaloosa parking regulations, 44 parking spaces are required for the proposed development. Accounting for two parking spaces within each proposed two-car garage of Units 1-13, one parking space within each proposed one-car garage of Units 14-20, one tandem parking space outside of Units 14-20 garages, and the 8 proposed spaces adjacent to the pavilion, 48 parking spaces are proposed for the site. Improvements including excess paving removal, a "compressed" cul-de-sac with curb and gutter, sidewalks, and landscaping are proposed at the Western terminus of 4th Street Northeast in attempt beautify the adjacent road right-of-way. No "half-street" improvements are required with the project.

Utilities

The project site currently "sheet drains" generally from Northeast to Southwest, as limited storm drainage infrastructure exists on the site. As an increase in stormwater runoff is anticipated with the development, an underground stormwater detention system will be incorporated into the engineering design documents. The proposed underground stormwater detention system will likely discharge into the existing storm drainage network within 6th Avenue Northeast.

City of Tuscaloosa sanitary sewer mains are located within the 4th Street Northeast and 5th Street Northeast right-of-ways. A new private sewer main will be constructed through the proposed parking lot to serve proposed townhomes Units 1-13 and the proposed pavilion. Sanitary sewer service lines for Units 14-20 will connect directly to mains within 4th Street NE and 5th Street NE.

Separate domestic water services will be provided for each townhome unit and the proposed pavilion. The townhome units will not contain fire protection systems.

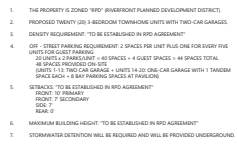
Developer

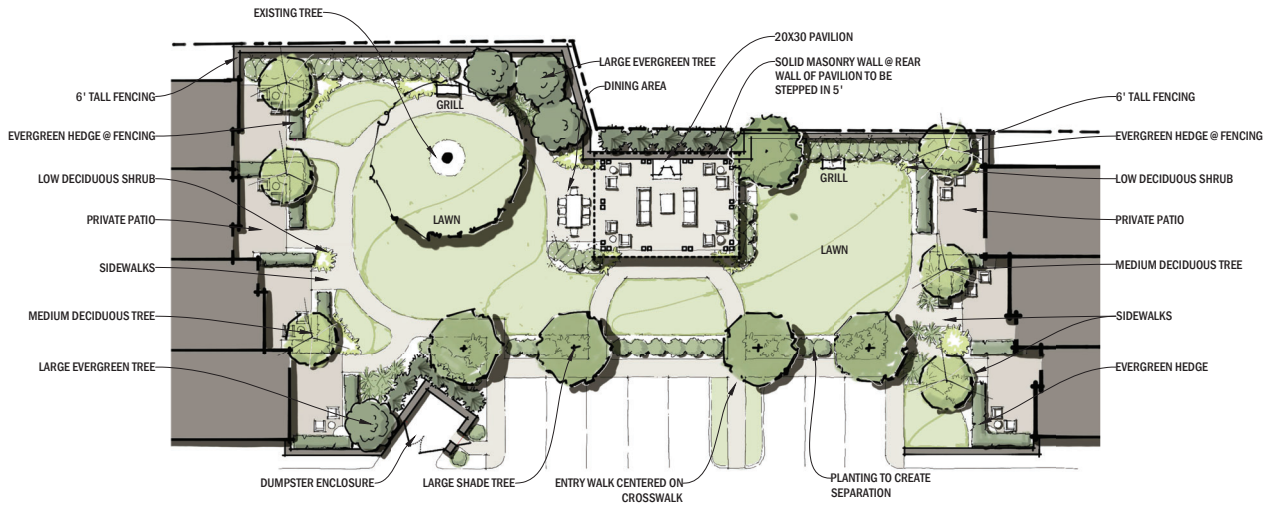
Ivory Bluff, LLC
Crawford Nixon, Managing Member
P.O. Box 20023
Tuscaloosa, AL 35402

Design Professionals

Civil Engineer/Land Surveyor:
Duncan Coker Associates, P.C.

Architect:
Overcash Design Studio







Ivory Bluff Townhome Development

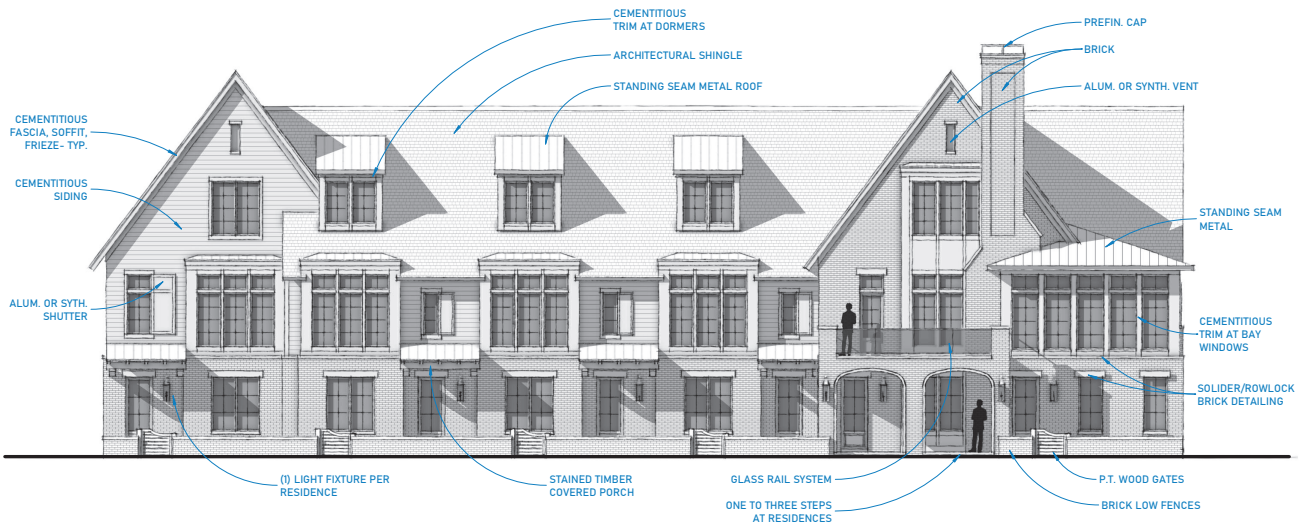
CRAWFORD NIXON CONSTRUCTION
4TH STREET NE & 6TH AVENUE NE
TUSCALOOSA, AL 3540

PROJECT NUMBER: 25020
ISSUE DATE: JUNE 18, 2025
REVISION DATE: AUGUST 5, 2025

**Riverfront
Planned
Development**



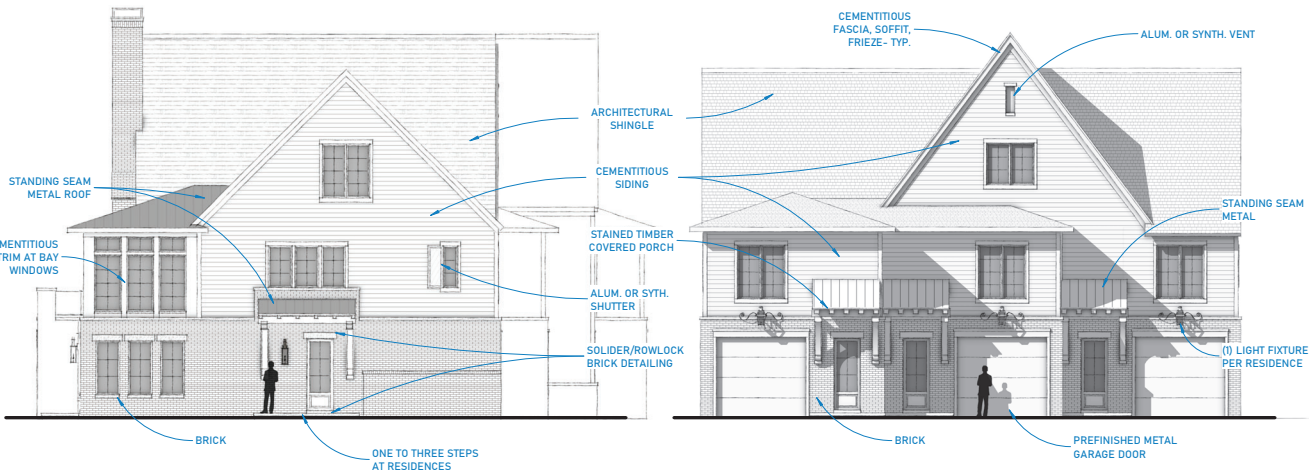
SHEET TITLE
BUILDING ELEVATIONS
A1.6



① **BUILDING 'A' - FRONT ELEVATION**
3/32" = 1'-0"



TOTAL AREAS: 1,338 SQ. FT.
FENESTRATION: 338 SQ. FT.
FENESTRATION: 25%
*MAIN LEVEL FACADE FROM GROUND LEVEL
TO SECOND LEVEL FINISH FLOOR



1 BUILDING 'A' - RIGHT ELEVATION
3/32" = 1'-0" SIMILAR/EQUAL TO BUILDING 'B' - LEFT ELEVATION



TOTAL AREAS: 515 SQ. FT.
FENESTRATION: 72 SQ. FT.
FENESTRATION: 14%
*MAIN LEVEL FACADE FROM GROUND LEVEL
TO SECOND LEVEL FINISH FLOOR

2 BUILDING 'D' - FRONT ELEVATION
3/32" = 1'-0"



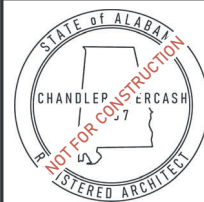
TOTAL AREAS: 667 SQ. FT.
FENESTRATION: 338 SQ. FT.
FENESTRATION: 50%
*MAIN LEVEL FACADE FROM GROUND LEVEL
TO SECOND LEVEL FINISH FLOOR

Ivory Bluff Townhome Development

CRAWFORD NIXON CONSTRUCTION
4TH STREET NE & 6TH AVENUE NE
TUSCALOOSA, AL 3540

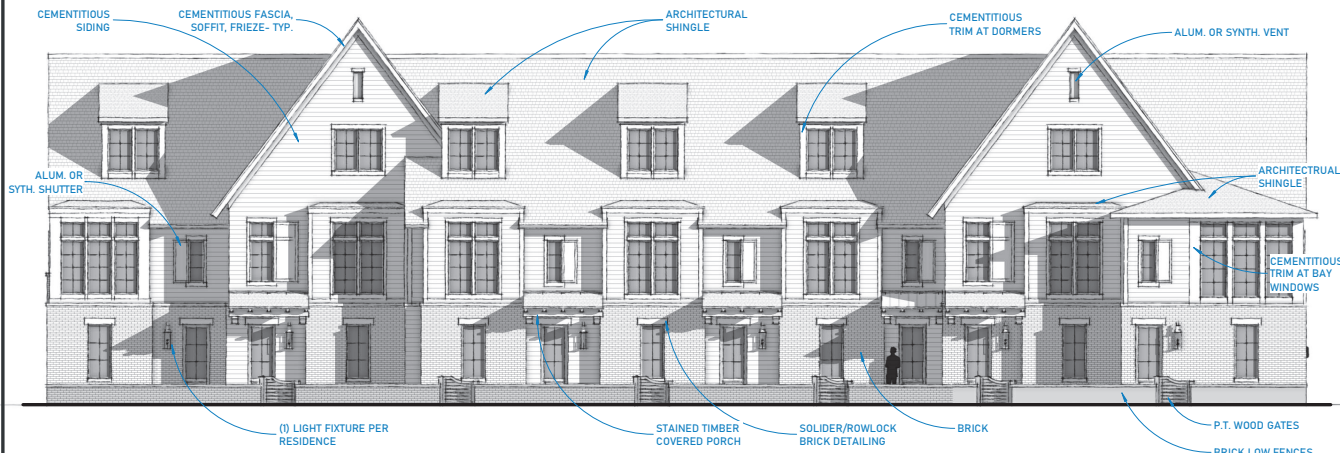
PROJECT NUMBER: 25020
ISSUE DATE: JUNE 18, 2025
REVISION DATE: AUGUST 5, 2025

**Riverfront
Planned
Development**

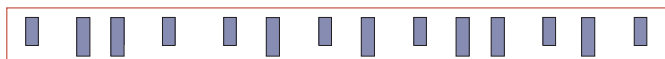


SHEET TITLE
BUILDING ELEVATIONS

A1.8



1 BUILDING 'B' - FRONT ELEVATION
3/32" = 1'-0"



TOTAL AREAS: 1,565 SQ. FT.
FENESTRATION: 288 SQ. FT.
FENESTRATION: 18%
*MAIN LEVEL FACADE FROM GROUND LEVEL
TO SECOND LEVEL FINISH FLOOR



Ivory Bluff Townhome
Development

CRAWFORD NIXON CONSTRUCTION
4TH STREET NE & 6TH AVENUE NE
TUSCALOOSA, AL 3540

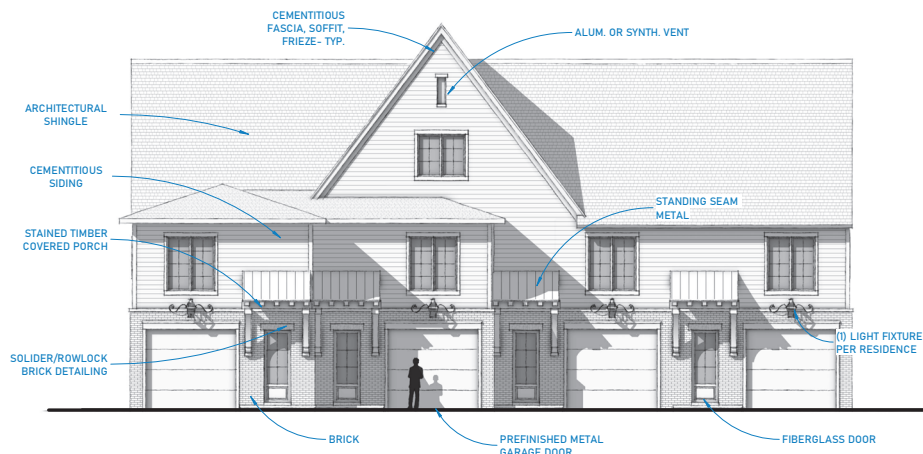
PROJECT NUMBER: 25020
ISSUE DATE: JUNE 18, 2025
REVISION DATE: AUGUST 5, 2025

Riverfront
Planned
Development



SHEET TITLE
BUILDING ELEVATIONS

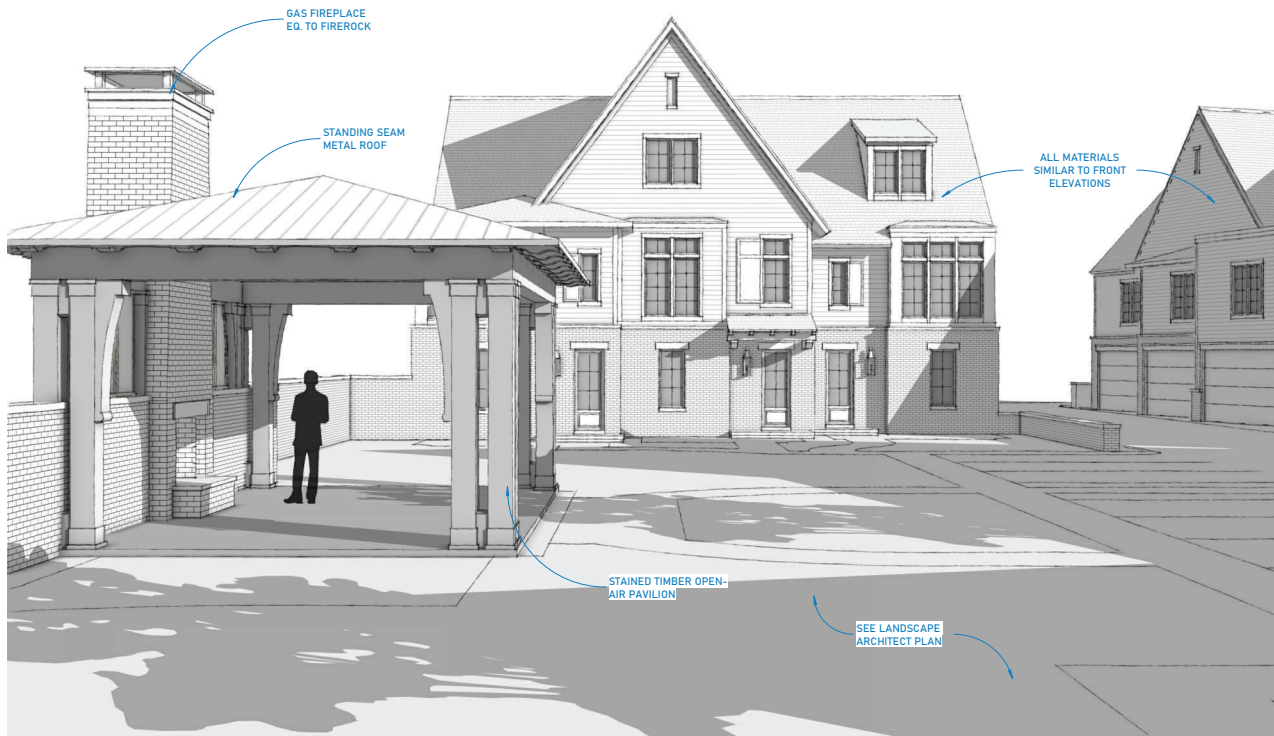
A1.10



1 BUILDING 'C' - FRONT ELEVATION
3/32" = 1'-0"



TOTAL AREAS: 865 SQ. FT.
FENESTRATION: 461 SQ. FT.
FENESTRATION: 53%
*MAIN LEVEL FACADE FROM GROUND LEVEL
TO SECOND LEVEL FINISH FLOOR



Ivory Bluff Townhome Development

CRAWFORD NIXON CONSTRUCTION
4TH STREET NE & 6TH AVENUE NE
TUSCALOOSA, AL 3540

PROJECT NUMBER: 25020
ISSUE DATE: JUNE 18, 2025
REVISION DATE:

**Riverfront
Planned
Development**



SHEET TITLE
REAR/AMENITY PERSPECTIVE
A1.9



**Ivory Bluff Townhome
Development**

CRAWFORD NIXON CONSTRUCTION
4TH STREET NE & 6TH AVENUE NE
TUSCALOOSA, AL 3540

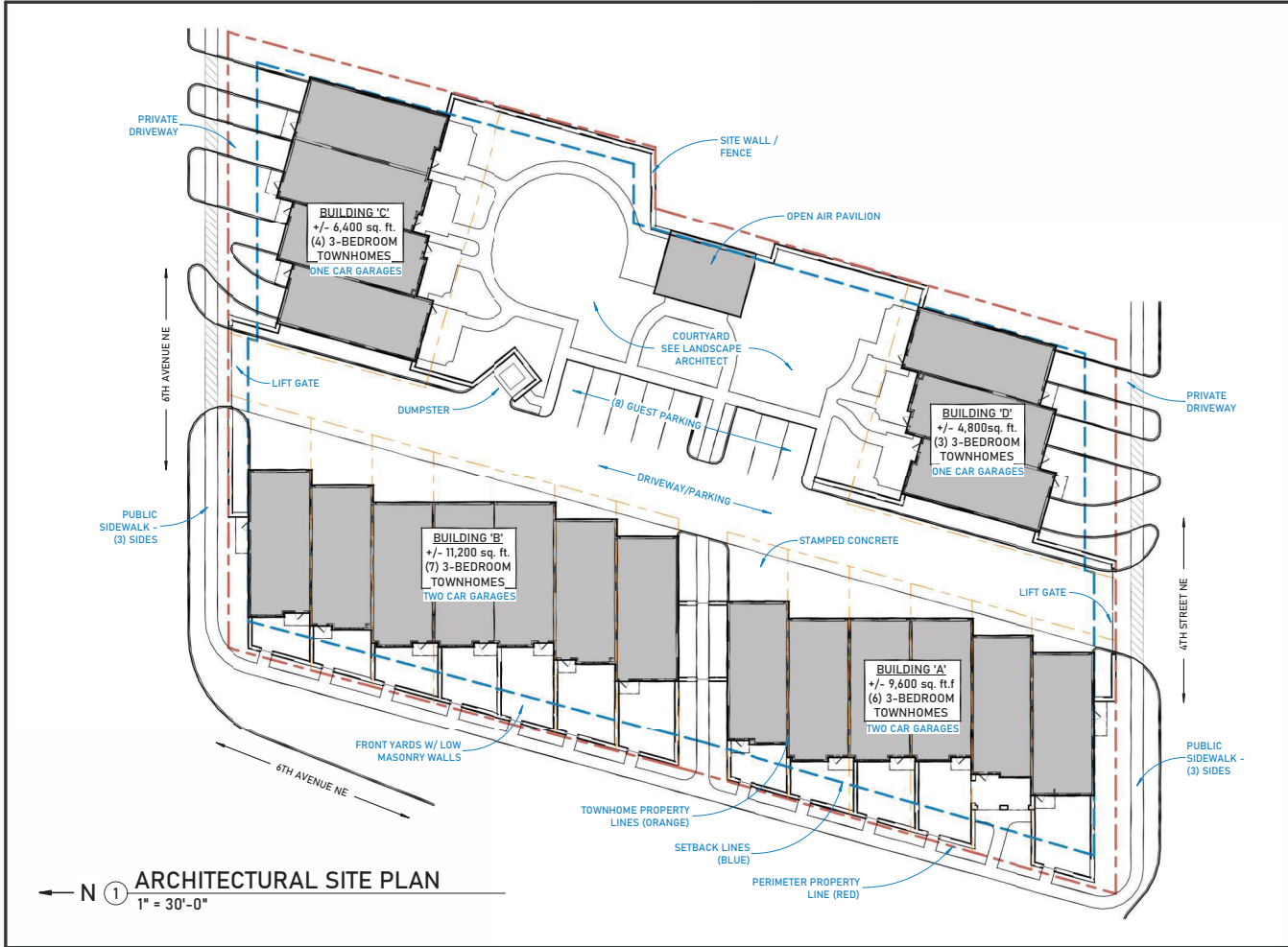
PROJECT NUMBER: 25020
ISSUE DATE: JUNE 18, 2025
REVISION DATE:


**Riverfront
Planned
Development**



SHEET TITLE
FRONT RENDERING

A1.0






Ivory Bluff Townhome Development

CRAWFORD NIXON CONSTRUCTION
4TH STREET NE & 6TH AVENUE NE
TUSCALOOSA, AL 3540

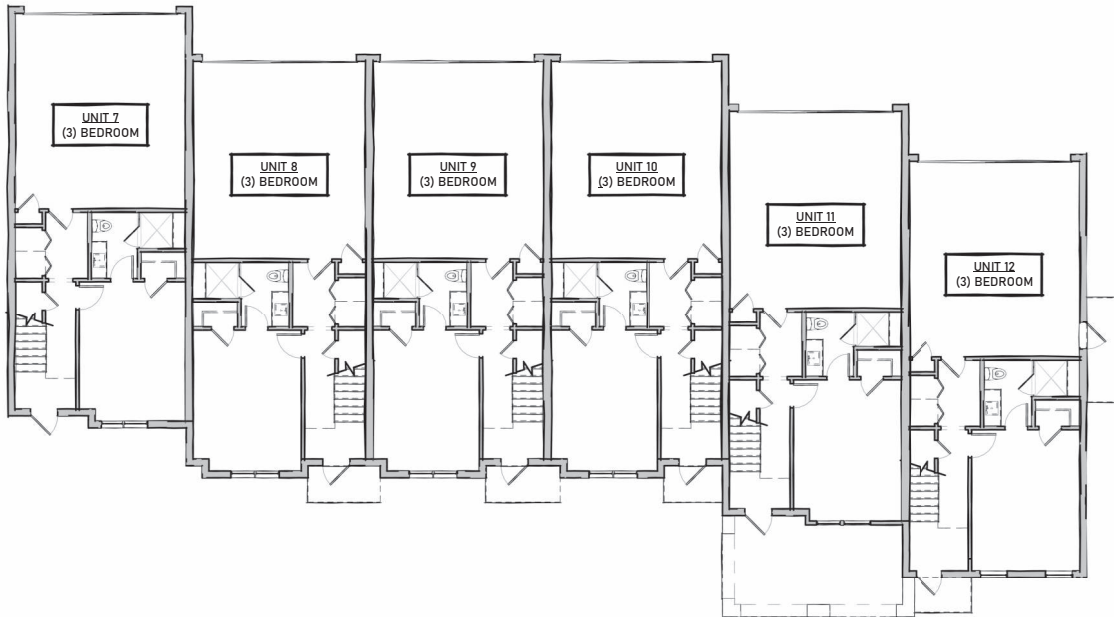
PROJECT NUMBER:	25020
ISSUE DATE:	JUNE 18, 2025
REVISION DATE:	

**Riverfront
Planned
Development**



SHEET TITLE
ARCHITECTURAL SITE PLAN
A1.1

THIS DRAWING IS THE PROPERTY OF OVERCASH DESIGN STUDIO, LLC AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART OR USED WITHOUT THE APPROVAL OF OVERCASH DESIGN STUDIO, LLC



① **BUILDING 'A' - 1ST LEVEL**
3/32" = 1'-0"



**Ivory Bluff Townhome
Development**

CRAWFORD NIXON CONSTRUCTION
4TH STREET NE & 6TH AVENUE NE
TUSCALOOSA, AL 3540

PROJECT NUMBER: 25020
ISSUE DATE: JUNE 18, 2025
REVISION DATE:

**Riverfront
Planned
Development**



SHEET TITLE
TYPICAL BUILDING PLAN

A1.2



① BUILDING 'A' - 2ND LEVEL
3/32" = 1'-0"



**Ivory Bluff Townhome
Development**

CRAWFORD NIXON CONSTRUCTION
4TH STREET NE & 6TH AVENUE NE
TUSCALOOSA, AL 3540

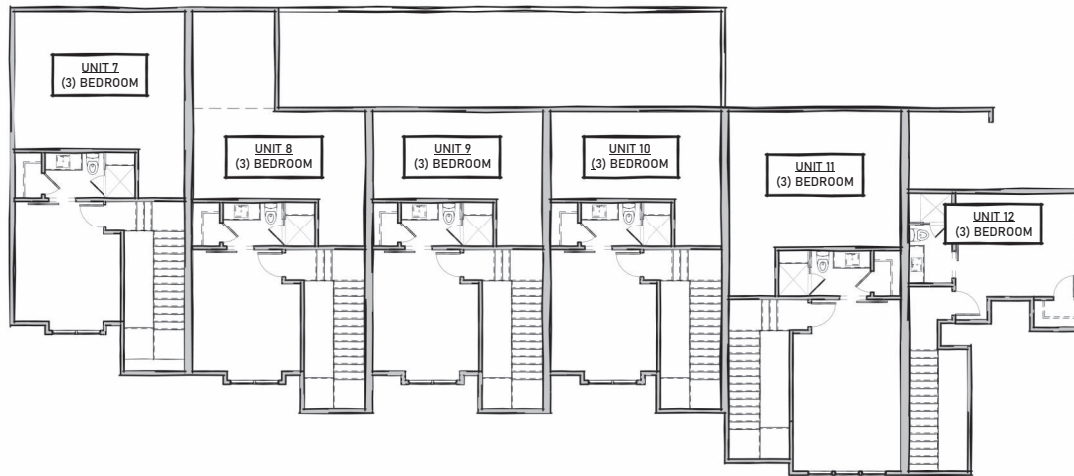
PROJECT NUMBER: 25020
ISSUE DATE: JUNE 18, 2025
REVISION DATE:

**Riverfront
Planned
Development**



SHEET TITLE
TYPICAL BUILDING PLAN

A1.3



① BUILDING 'A' - 3RD LEVEL
3/32" = 1'-0"



**Ivory Bluff Townhome
Development**

CRAWFORD NIXON CONSTRUCTION
4TH STREET NE & 6TH AVENUE NE
TUSCALOOSA, AL 3540

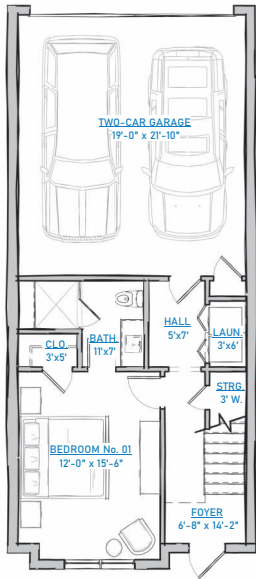
PROJECT NUMBER: 25020
ISSUE DATE: JUNE 18, 2025
REVISION DATE:

**Riverfront
Planned
Development**

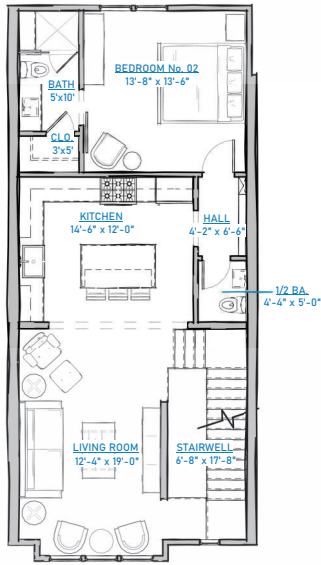


SHEET TITLE
TYPICAL BUILDING PLAN

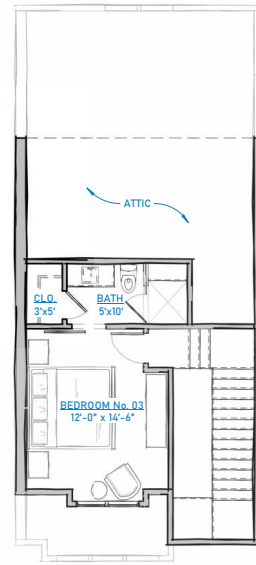
A1.4



① **UNIT PLAN - 1ST LEVEL**
1/8" = 1'-0" +/- 450 SQ. FT. // 9' CLG.



② **UNIT PLAN - 2ND LEVEL**
1/8" = 1'-0" +/- 890 SQ. FT. // 10' CLG.



③ **UNIT PLAN - 3RD LEVEL**
1/8" = 1'-0" +/- 260 SQ. FT. // 9' CLG.

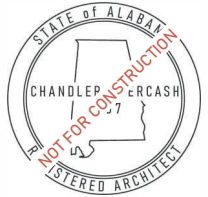


**Ivory Bluff Townhome
Development**

CRAWFORD NIXON CONSTRUCTION
4TH STREET NE & 6TH AVENUE NE
TUSCALOOSA, AL 3540

PROJECT NUMBER: 25020
ISSUE DATE: JUNE 18, 2025
REVISION DATE:

**Riverfront
Planned
Development**



SHEET TITLE
TYPICAL UNIT PLANS

A1.5