

# PLANNING COMMISSION STAFF REPORT

September 15, 2025

## Z-23-25

### GENERAL INFORMATION

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

Chase Adcox

#### **Requested Action and Purpose**

Rezone from UC to MRU. Parcel is requesting zoning change for, "Proposed Construction of Four (4) U-Triplex Buildings."

#### **Location and Existing Zoning**

1431 Hackberry Lane – UC

#### **Size and Existing Land Use**

0.78 acres total; Commercial

#### **Surrounding Land Use and Zoning**

North – Residential, Zoned MRU

East – Residential, Zoned MRU

South – Commercial, Zoned UC

West – Commercial, Zoned UC

#### **Applicable Regulations**

Sec. 25-69. – Purpose.

*The purpose of the mixed residential university (MRU) district is to provide lands for primarily single-family detached, duplex, and triplex residential development around the University of Alabama campus. The district is intended to support a medium-density residential environment and incorporate limited context-sensitive neighborhood-oriented community and educational activities.*

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

#### **Transportation**

Hackberry Ln, a Minor Arterial

#### **Physical Characteristics**

0.78 acres to be rezoned. The property currently commercial, with residential to the north and east and commercial to the south and west.

PLANNING COMMISSION STAFF REPORT  
September 15, 2025



**SUBJECT PROPERTY**

**ANALYSIS**

In **Framework**, this property is identified in the Future Land Use and Character Map as Campus Services (CS) (p. 22).

CS areas include “Campus Services includes commercial and mixed-use development between traditional neighborhoods (core) and the higher education campuses (the University of Alabama and Stillman College). These mixed-use centers share characteristics with the Downtown Core and Downtown Edge but consist of smaller-scale buildings. Buildings are located near the street and arranged in a walkable pattern and include a mix of uses either within a single building or a connected site. They typically serve an area near a neighborhood or campus. University Boulevard's "The Strip" is the primary existing example of this type of development.” (p. 27).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For CS, building blocks include (p. 27):

- Height range: 1-6 stories (generally up to 75 feet)
- Building form: Set near the street with parking areas set to the side or to the building's rear
- Building setback: 0-20 feet (setbacks may vary depending on character and classification of the street)
- Streets: Short, walkable block lengths.
- Transportation: Walking, biking, transit, automobile.
- Parking: On-street, shared structures, or shared surface lots located to the side or rear of buildings. Allow space for pick-up/to-go orders.
- Open Space: Formal parks and plazas may serve as a district focal point. Landscaped common areas and outdoor dining may be featured.

## PLANNING COMMISSION STAFF REPORT

September 15, 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 CS area outlined on pg. 27 is as follows:

- Coordinate development with neighboring institutions.
- Create and reinforce walkable activity centers that are connected to surrounding development and include a mix of complementary uses.
- Provide public realm features such as signs, sidewalks, landscaping, and street trees.

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

# PLANNING COMMISSION STAFF REPORT

September 15, 2025

## 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	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	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	P																		e.1.iii
Dwelling, Triplex		P										P	P	P	P						P										A		e.1.v
Dwelling, U-Triplex													P	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	P																		e.1.vii
Dwelling, Mobile Home																P																	e.1.viii
Dwelling, Student-Oriented													P	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

PLANNING COMMISSION STAFF REPORT  
September 15, 2025

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	RESIDENTIAL															INST		BUSINESS								INDUS.		PD		Use Specific Standards (Sec. 25-5.2.3.)			
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
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		





# 1405 & 1431 Hackberry Lane

1 inch = 100 feet  
0 50 100 150 200 Feet

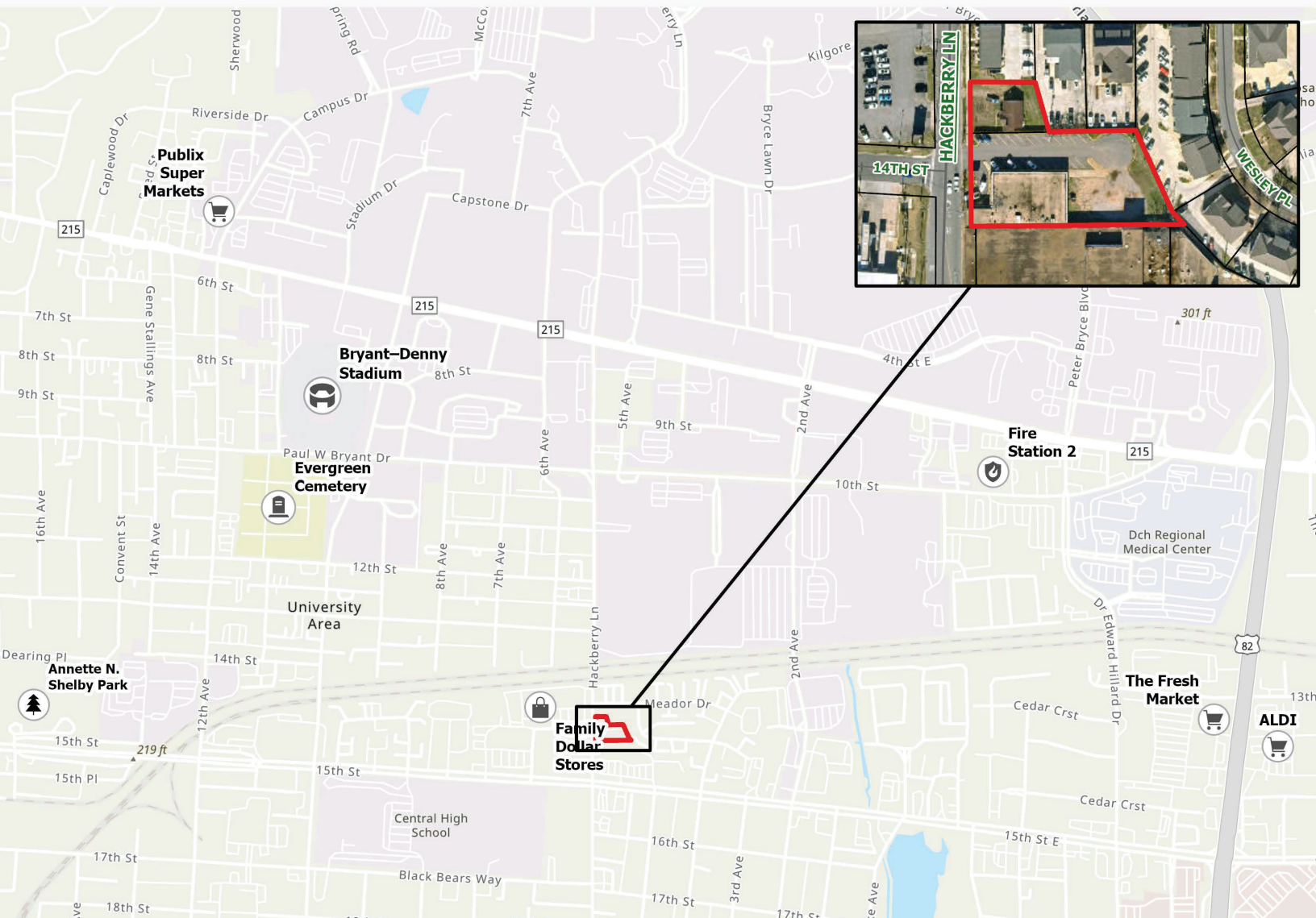






# 1405 & 1431 Hackberry Lane

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



# Rezoning Application

**Have you had a pre-application conference?**

Yes

**Pre-Application Conference Date:**

8/6/2025

## Property Information:

**Site Address:**

1431 Hackberry Lane, Tuscaloosa, Alabama 35401

**Parcel ID:**

31-06-24-3-004-016.000

**Total Acres:**

1

**Number of Existing Lots:**

1

**Number of Proposed Lots:**

1

**Current Zoning:**

University Commercial (UC)

**Proposed Zoning:**

Multifamily Residential University (MRU)

**Current Land Use:**

Mixed-use

**Proposed Land Use:**

Mixed-use

**Detailed Description of the Proposed Request:**

Proposed Construction of Four (4) U-Triplex Buildings

## Applicant Information:

**Applicant Name:**

Chase Adcox

## Supporting Documents:

**Legal Description**

25-07-006 1431 Legal.docx

**Site Plan:**

Cloverdale at Hackberry Preliminary Plat Sheet 2.pdf

Cloverdale at Hackberry Preliminary Plat without Topo REV Sheet 1.pdf

**Elevation Drawings:**

**Additional Documents:**



25-07-006 owners.doc

25-07-006 Signed DoA.pdf

**Once submitted, a staff member will contact the applicant using the email provided on this form within 24 hours. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.**



Owner/Developer:  
CBA Properties, LLC  
1904 University Boulevard  
Tuscaloosa, AL 35601

Holder Properties, LLC  
PO Box 20157  
Tuscaloosa, AL 35602

Engineer/Land Surveyor:  
Al Cabanis, PE, PLS  
Cabanis Engineering, Inc.  
P.O. Box 620440  
Tuscaloosa, AL 35692

Property Address(es): 545 Meador Drive & 1405 & 1411 Hackberry Lane

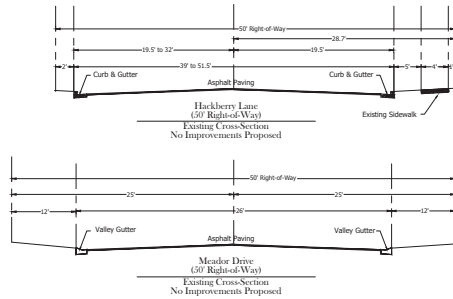
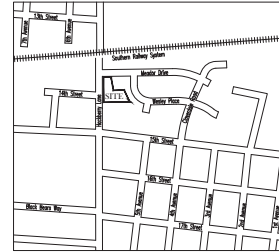
Property Zoning (Current): MBE & UC  
Property Zoning (Proposed): MBE

#### Notes:

- 1) Proposed Buildings: Four (4) New "U-Triples"; Buildings "A", "B", "C" and "D" are Three (3) Story "U-Triples; Each Building has Five (5) Beds/Unit, for a Total of 15 Beds per Building; Total of 60 Beds for the Development.
- 2) One (1) Existing "U-Triples" with 10 a Total of 10 Beds.
- 3) Building Height 37' Max.
- 4) Setbacks: Front 15'; Side 7'; Rear 10'
- 5) Total Beds: 60 Beds
- 6) Parking Required: 60 Spaces less 10% = 60 - 6 = 54 54 Spaces Required
- 7) Parking Provided: 54 Spaces Provided\*\*
- 8) Total Average Under Control of Developer: 1.14 Acres +/- (60,471 sq ft)
- 9) Total Average to be Subdivided: 1.14 Acres +/- (60,471 sq ft)
- 10) Lot 1: 0.78 Acres +/- (34,133 sq ft)
- 11) Lot 2: 0.35 Acres +/- (15,344 sq ft)
- 12) Property meets the City of Tuscaloosa Minimum Lot Size Requirement for it's current Zoning.
- 13) Alternative Density: 100 Beds Per Acre\*\*
- 14) Proposed Density: 60 Beds Per Acre
- 15) Property is located in WWS, Section 24, Township 21 North, Range 10 West, Tuscaloosa County, Alabama.
- 16) Property is not located in a Special Flood Hazard Area, FEMA Flood Map No. 0128C0308G, revised January 16, 2014. Property is located in Zone X, areas determined to be outside the 1% annual chance floodplain.
- 17) This Preliminary Subdivision Plat requires a Shared Access and Parking Agreement with the owner of 545 Meador Drive.
- 18) This Preliminary Plat was prepared as an associated document for a Re-Zoning Application and also as a Re-Survey 545 Meador Drive, 1405 Hackberry Lane, and 1411 Hackberry Lane.
- 19) \*\*Parking Reduction allowed under Small Development Code Section

#### Variance Request:

- 1) The Owner/Developer requests a Variance of additional right-of-way dedication from Hackberry Lane. Because of relatively recent re-developments along Hackberry Lane, including 545 Meador Drive, 530 Meador Drive, the University of Alabama Practice Facility and Associated Buildings, an APCO Substation, and an established Railroad Crossing, additional right-of-way at 1405 & 1411 Hackberry Lane is not a useful or suitable right-of-way dedication.



Preliminary Subdivision Plat  
Cloverdale at Hackberry  
A Re-survey of Lot 2 & 43 Cloverdale &  
Unplatted Land  
Tuscaloosa County, Alabama



This plat was prepared by the undersigned Professional Engineer and Land Surveyor, and is a true and correct copy of the original plat as filed with the County Clerk of Tuscaloosa County, Alabama, on 08/28/2025.

Cabanis Engineering Inc.  
Professional Engineers and Land Surveyors  
Court House Plaza 600 600 Lumber Wallace Boulevard South Suite 110  
P.O. Box 620440 Tuscaloosa Alabama

FILE NO.	2025-0000000000
DATE OF PREP.	08/28/2025
DATE OF REV.	08/28/2025
FILE NAME	2025-0000000000
PROJECT NAME	2025-0000000000
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① FRONT ELEVATION  
1/8" = 1'-0"

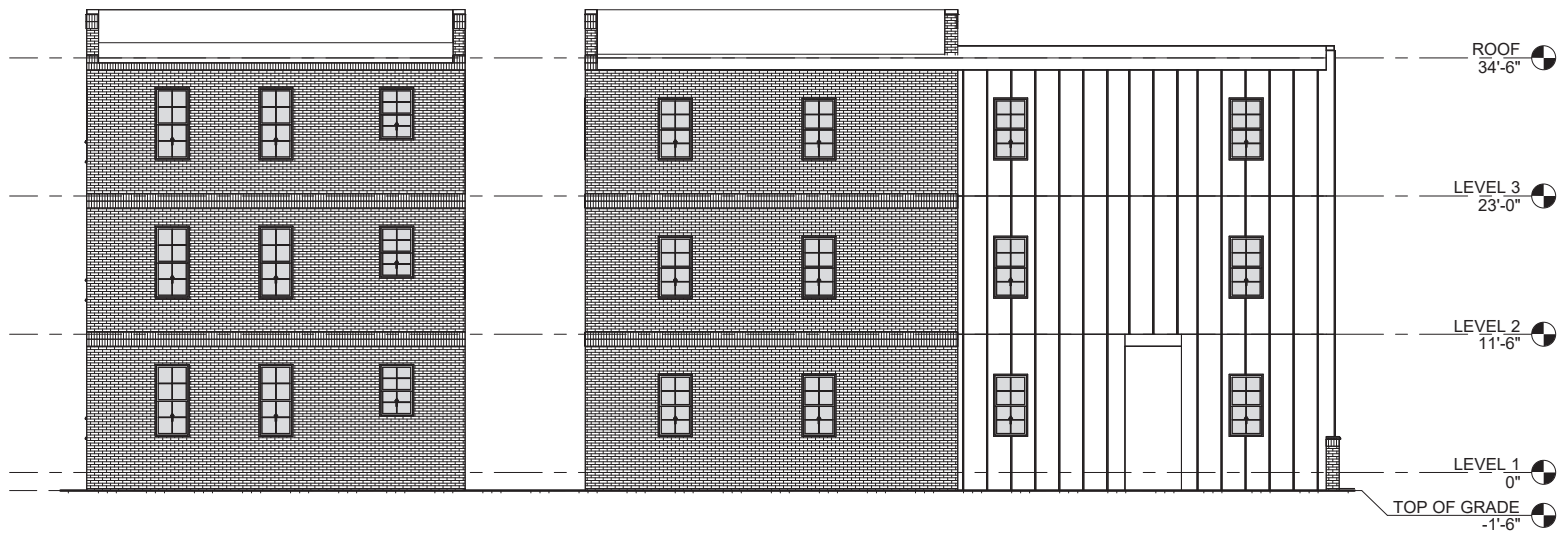
1405-1431 HACKBERRY LANE

09/03/2025



CCR ARCHITECTURE & INTERIORS





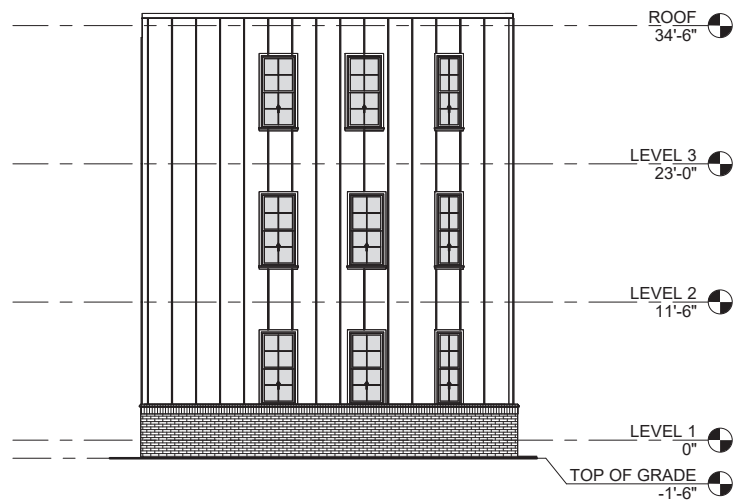
① REAR ELEVATION  
1/8" = 1'-0"

1405-1431 HACKBERRY LANE

09/03/2025



CCR ARCHITECTURE & INTERIORS



① NORTH ELEVATION  
1/8" = 1'-0"



CCR ARCHITECTURE & INTERIORS





CCR ARCHITECTURE & INTERIORS