

PLANNING COMMISSION STAFF REPORT

September 15, 2025

Z-21-25

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Grant McCabe

Requested Action and Purpose

Rezone from SFR-1 to LR. Parcel is requesting zoning change due to "Property acquisition to be added to Lot 74G of The Gates of Emerald's Edge. Lot 74G is currently zoned LR and request to annex and rezone additional property acquisition."

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

Location and Existing Zoning

Near 14310 Santorini Street – Outside City Limits

Size and Existing Land Use

0.31 acres total; Vacant

Surrounding Land Use and Zoning

North – Residential, Zoned LR

East – Vacant, Outside City Limits

South – Open Space (Lake Tuscaloosa), Zoned OS

West – Residential, Zoned LR

Applicable Regulations

Sec. 25-60. – Purpose.

The purpose of the lake residential (LR) district is to provide lands for residential development consisting of detached single-family dwellings near Tuscaloosa's lakes and reservoirs that is consistent with the character of surrounding development and that protects water quality. To accomplish this purpose, it is intended that at minimum all land abutting Lake Tuscaloosa be classified in the LR district. This district is intended to implement the lakeside living character type on the future land use and character map in the comprehensive plan.

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

Transportation

N/A

Physical Characteristics

0.31 acres to be rezoned. The property currently vacant, with residential to the north and west, Lake Tuscaloosa to the south, and vacant land in the County to the east.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Lakeside Living (LL) (p. 22).

LL areas include “Primarily residential areas within approximately a quarter mile from the shoreline of Lake Tuscaloosa that are intended to support low intensity development and access to the lake while protecting water quality. These areas are appropriate for single family housing on large lots, relatively compact housing with enhanced protection of open space, and limited commercial services. Lakeside Living areas feature long curvilinear streets and irregularly shaped lots due to topography or other natural features. Home sites may be arranged to maximize views or access to natural areas.” (p. 36).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For LL, building blocks include (p. 36):

- Height range: 1-3 stories (generally up to 35 feet).
- Building form: A range of housing sizes and styles with single-family scale. Smaller lot sizes and more compact or attached housing types such as townhomes should accompany greater open space preservation.
- Building setback: Varies.
- Streets: Blocks are long and have few street connections.
- Transportation: Automobile access; trail network.
- Parking: On-street and private off-street, individual drives from street.
- Open Space: Preserved passive open space, neighborhood parks, private yards, private or shared lake access points.

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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 LL area outlined on pg. 36 is as follows:

- Support current minimum lot sizes of 12,000 square feet in the city and one acre outside of the city. Establish a minimum lake frontage standard.
- Limit clear cutting along the shoreline and generally encourage the preservation of wooded areas.
- Support more restrictive impervious surface limitations (built and paved areas).
- Allow compact residential types (small lot single family and attached dwellings) in a clustered pattern as an alternative development option where there is opportunity to preserve large areas of open space.
- Utilize a minimum lake frontage standard for a private dock and allow neighborhoods or multiple homesites to set-up shared docks.
- Allow appropriately scaled commercial services such as boat rentals and restaurants.

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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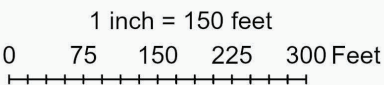
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	RESIDENTIAL															INST	BUSINESS								INDUS.	PD							
Use Classification/ Use Category/ Use	OS	CN	SFR-E	LR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD	Use Specific Standards (Sec. 25-5.2.3.)
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		



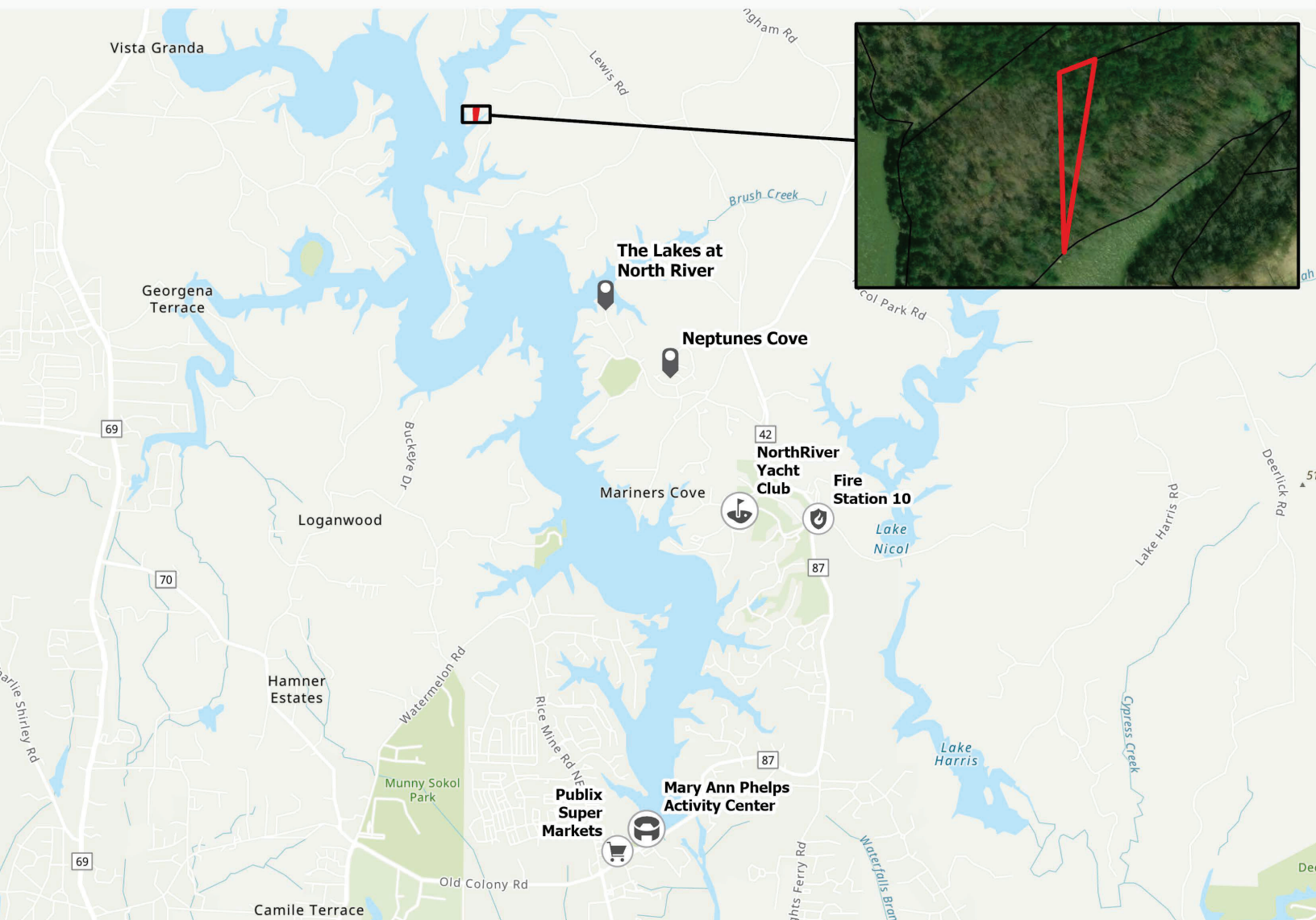
14310 Santorini St





14310 Santorini St

1 inch = 4,000 feet
0 0.4 0.8 1.2 1.6 Miles



Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

5/16/2025

Property Information:

Site Address:

14310 Santorini Street, Tuscaloosa, Alabama 35406

Parcel ID:

63 20 01 01 0 001 012.005

Total Acres:

031

Number of Existing Lots:

2

Number of Proposed Lots:

1

Current Zoning:

Single Family Residential 1 (SFR-1)

Proposed Zoning:

Lake Residential (LR)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Detailed Description of the Proposed Request:

Property acquisition to be added to Lot 74G of The Gates of Emerald's Edge. Lot 74G is currently zoned LR and request to annex and rezone additional property acquisition.

Applicant Information:

Applicant Name:

Grant McCabe

Supporting Documents:

Legal Description

Miller to McCabe Transfer - Property Description.docx

Site Plan:

REVISED-McCabe-Emeralds Edge Lot 74 Site Plan Stamped and Approved.pdf

Elevation Drawings:

Additional Documents:

