

PLANNING COMMISSION STAFF REPORT

September 15, 2025

Z-22-25

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Delta Investments & Developments, LLC

Requested Action and Purpose

Rezone from SFR-1 to GC. Per the applicant, the "Request has been made to annex the property into the City of Tuscaloosa."

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

Location and Existing Zoning

6950 University Boulevard East – Outside city limits

Size and Existing Land Use

0.7 acres total; C-Store & Fuel Station

Surrounding Land Use and Zoning

North – Residential, Outside city limits

East – Residential, Outside city limits

South – Vacant, Outside city limits

West – Commercial, Outside city limits

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

University Blvd E, a Principal Arterial

Hurricane Rd, a Local street

Physical Characteristics

0.7 acres to be rezoned. The property has an existing C-store and fuel station, with residential to the north and east, commercial to the west, and vacant land to the south.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, these properties are identified in the Future Land Use and Character Map as Corridor Commercial (CC) (p. 22).

CC areas include “Commercial development which includes a wide range of retail, offices, and services in a generally car-oriented pattern. This type of development tends to serve the larger community, is typically located along major corridors or intersections, and may include regional destinations, such as shopping malls and car dealerships.” (p. 29).

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. 29):

- Height range: 1-5 stories (generally up to 60 feet).
- Building form: Predominantly single story, but commercial buildings may have 2-story appearance. Includes large footprint buildings and both attached and freestanding structures.
- Building setback: Varies.
- Streets: Blocks are long and have fewer street connections than in the mixed use districts.
- Transportation: Primarily automobile, but site design should consider transportation alternatives.
- Parking: Surface lots.
- Open Space: Passive preserved land and landscaped setback areas, generally private.

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):

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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 CC area outlined on pg. 29 is as follows:

- Accommodate a wide range of commercial uses.
- Concentrate future commercial development at major intersections.
- Encourage new buildings to be located near the primary street on at least one side or on an internal street, with parking areas consolidated between buildings in a configuration that can be shared by multiple tenants or uses.
- Apply zoning districts that are appropriate for a site's context such as a highway corridor or a more urban corridor.
- Provide connection to surrounding pedestrian path networks and provide for safe pedestrian facilities within sites.
- Provide connectivity to surrounding neighborhoods and transit service locations.

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	A	A		
Conference or Training Center																		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	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			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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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				A	A	c.6.vi
Retail Sales, Small																			P	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		



6950 University Boulevard East

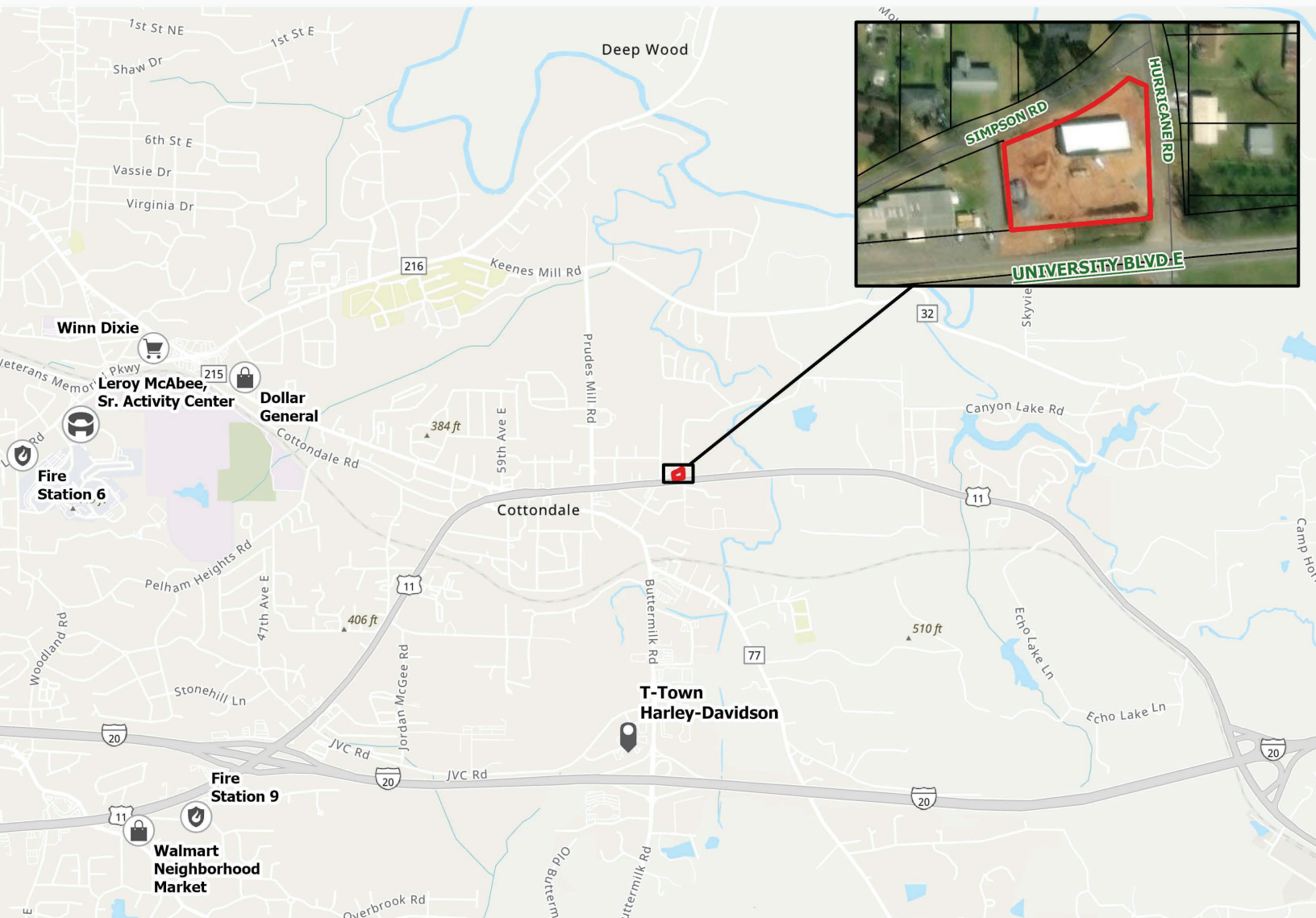
1 inch = 100 feet
0 50 100 150 200 Feet





6950 University Boulevard East

1 inch = 2,500 feet
0 0.25 0.5 0.75 1 Miles





TUSCALOOSA
PLANNING COMMISSION

REZONING PETITION
Last Updated, December 2024

Please complete all of the following required fields:

Applicant

Name: Delta Investments & Developments, LLC

Property Owner (If different from applicant)

Name: _____ Email: _____ Phone: _____

Address: _____ City/State: _____ / _____ ZIP Code: _____

Address: 6950 University Blvd E **Property** City/State: Cottondale / AL ZIP Code: 35453

Subdivision: Delta Investments S/D Parcel ID: 63 30 07 26 1 003 001.000 Lot Number: 1

Existing buildings or structures: Existing Convenience Store with fuel canopy Lot Size: 0.70 Acres

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

Current zoning: Site is to be annexed into city limits Request zoning change to: GC - General Commercial

Reasons for requesting a zoning change: _____

Request has been made to annex the property into the city of Tuscaloosa

Proposed buildings or construction: Existing Convenience Store with Fuel Canopy

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: 7/30/25

**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**

