

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

6/25/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

A RESURVEY OF A PART OF LOTS 27, 28, AND 29
BLOCK B. W.E. BOWERS PLAT BOOK 3, PAGE 64
TUSCALOOSA COUNTY, ALABAMA

Site Address:

912 21st Ave E, Tuscaloosa, Alabama 35404

Parcel ID:

63 30 04 19 1 021 001.000

Total Acres to be Subdivided:

0.2

Total Acreage Controlled by Owner:

0.2

Number of Existing Lots:

3

Number of Proposed Lots:

1

Number of Existing Structures:

0

Number of Proposed Structures:

2

Water Authority:

Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Mixed Residential 2 (MR-2)

Proposed Zoning:

Mixed Residential 2 (MR-2)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

To combine 3 partial lots into 1

Surveyor or Engineer Information:

Survey or Engineer Company:

Sentell Engineering Inc.

Surveyor or Engineer Name:

Christopher Sentell

Property Owner Information:

Property Owner Name:

Spectrum Properties LLC

Preliminary Plat Checklist:

[Preliminary Plat Checklist](#)

By checking yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.

Yes

Supporting Documents:

Preliminary Plat with Contours

25-073 preliminary plat.pdf

Preliminary Plat without Contours

25-073 preliminary plat no contours.pdf

Tax Map

tax map.pdf

Vicinity Map

Vicinity Map.png

Additional Documents:

Waiver Ltr 6-25-25.pdf

Once submitted, a staff member will contact the applicant using the email provided on this form. If

more documents are required, the staff member will clarify what is required in that email.



912 21st Avenue East

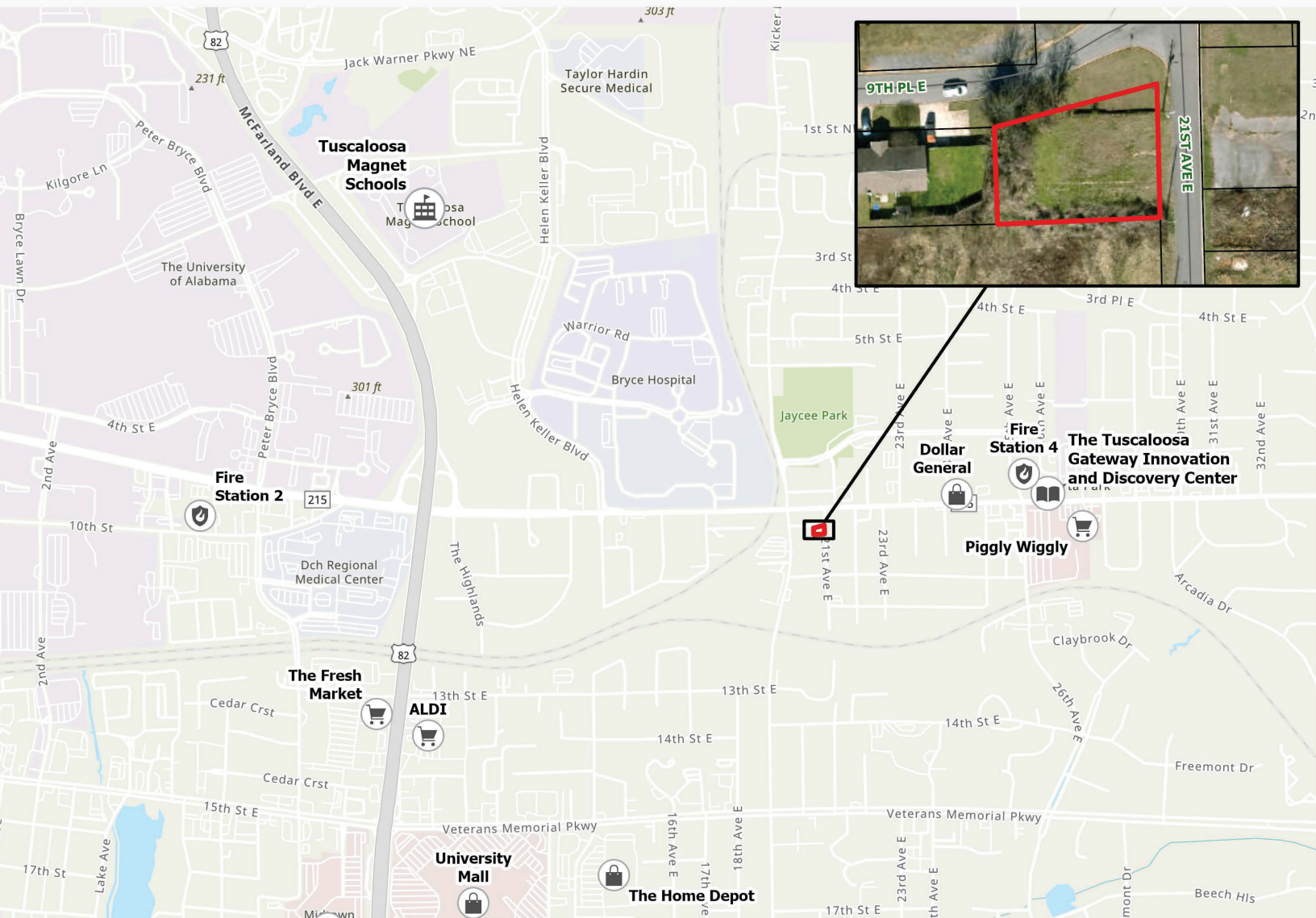
1 inch = 50 feet
0 25 50 75 100 Feet

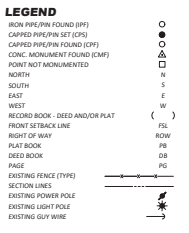




912 21st Avenue East

1 inch = 1,250 feet
0 650 1,300 1,950 2,600 Feet





June 25, 2025

Director of Planning
City of Tuscaloosa
Planning and Development Services
2201 University Blvd,
Tuscaloosa, Alabama 35401

Re: A RESURVEY OF A PART OF LOTS 27, 28, AND
29 BLOCK B. W.E. BOWERS PLAT BOOK 3,
PAGE 64

Dear Sir/Madam:

We are requesting on behalf of Spectrum properties LLC the following variances:

- **Sidewalks:**
We request a variance for sidewalks. The current streets have no existing sidewalks and the construction wouldn't lead to any destination. Also, the slopes of the existing street profiles along with the shoulders would make it nearly impossible to construct to meet ADA requirements.
- **Right of Way:**
We are combining 3 partial lots into 1 lot and are planning to construct allowable residential homes as per zoning and other than 2 drives, we are not planning to perform any street construction..

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,
SENTELL ENGINEERING INC.



Christopher G. Sentell, PLS
Vice-President