

PLANNING COMMISSION STAFF REPORT

October 20, 2025

Z-24-25

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Sharon Harrison; Longleaf Engineering

Requested Action and Purpose

Rezone from MR-1 to MR-2. Parcel is requesting zoning change to construct a duplex.

Location and Existing Zoning

1125 19th Street – MR-1

Size and Existing Land Use

0.18 acres total; Residential

Surrounding Land Use and Zoning

North – Residential, Zoned MR-2

East – Residential, Zoned MR-1

South – Residential, Zoned MR-2

West – Residential, Zoned MR-1

Applicable Regulations

Sec. 25-68. – Purpose.

The purpose of the mixed residential 2 (MR-2) district is to provide lands for neighborhoods that accommodate a mix of single-family detached, two-family, and three-family dwellings; townhouses; and small-scale multifamily developments. The district is intended to support a medium-density residential environment that may include neighborhood-oriented community and educational development.

See end of report for details of permitted uses in the MR-2 zone.

Transportation

19th Street, a Local street

Physical Characteristics

0.18 acres to be rezoned. The property currently residential, with residential uses/zoning on all sides.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Multi-Family Residential (RH) (p. 22).

RH areas include “Predominantly multi-family apartment and attached residential development in various forms. These areas should offer a range of attractive living options for a diverse population at a smaller scale than multi-family residential found in University Residential areas.” (p. 32).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For RH, building blocks include (p. 32):

- Height range: 2-4 stories (generally up to 60 feet).
- Building form: Variety of multi-family housing types including apartment buildings, townhomes, etc.
- Building setback: 10-30 feet (may vary by surrounding context).
- Streets: A higher degree of street connectivity with short walkable blocks.
- Transportation: Automobile; sidewalks within development should connect to outside sidewalk and trail network.
- Parking: On-street and private off-street in shared parking lots or private driveways.
- Open Space: Smaller, private pocket parks serve residents with access to larger public parks via sidewalks and bike paths.

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 RH area outlined on pg. 32 is as follows:

- Support higher quality building design in terms of architecture, materials, and site features like lighting and landscaping.
- Distinguish between multi-family development types and density through distinct districts in the zoning code. More intense multi-family development should be located near commercial centers or major corridors.
- Measure residential density in terms of bedrooms per acre and a possible density cap.
- Provide vehicular and pedestrian connectivity between developments.
- Encourage residential building designs that could be adapted or used to serve a non-student market.
- Improve streetscape features such as consistent sidewalks, lighting and street trees.

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	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	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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Table V-1: Principal Use Table for Agricultural and Residential Uses

P = Permitted by right

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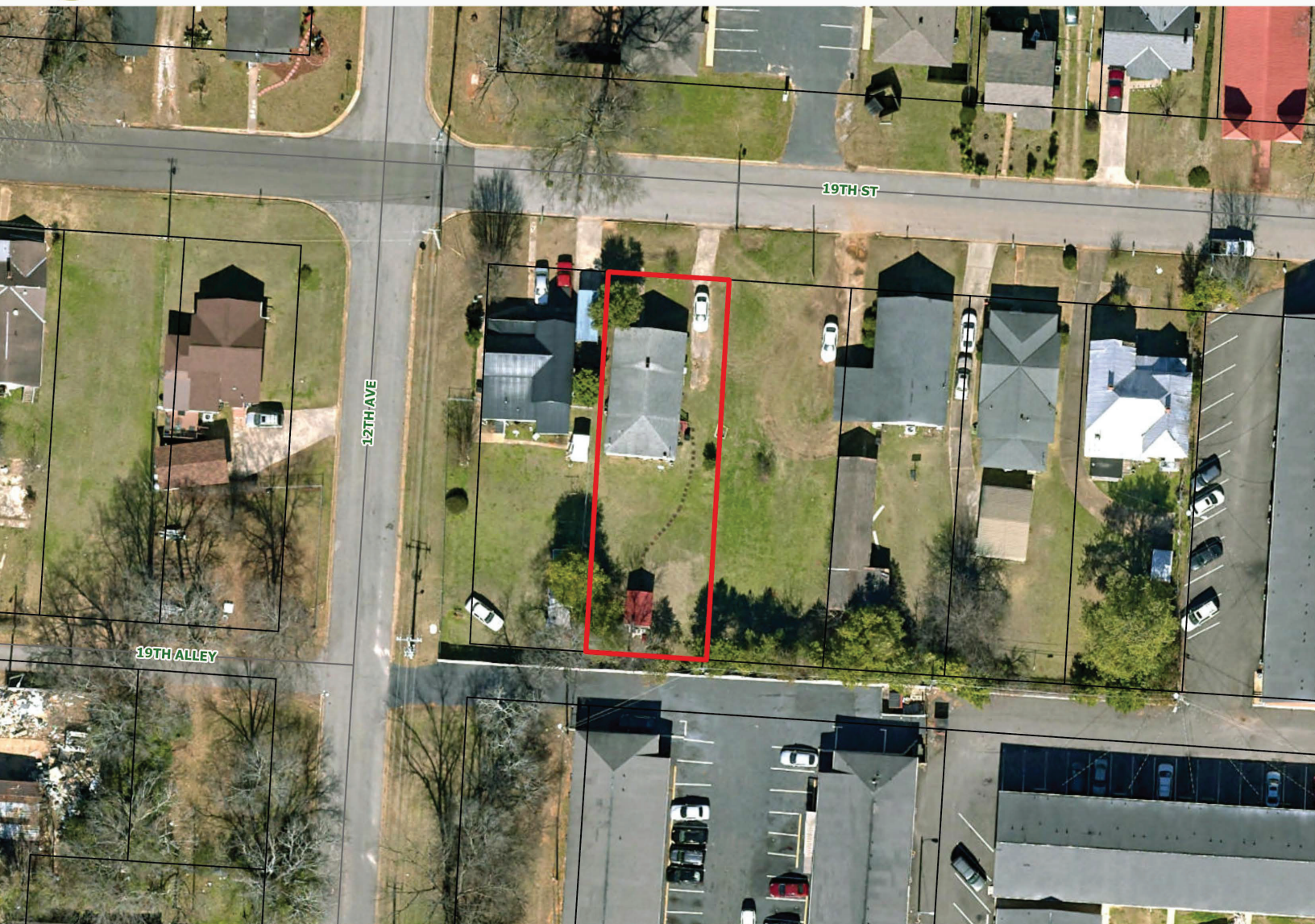
blank cell = Prohibited use

	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.)
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		



1125 19th Street

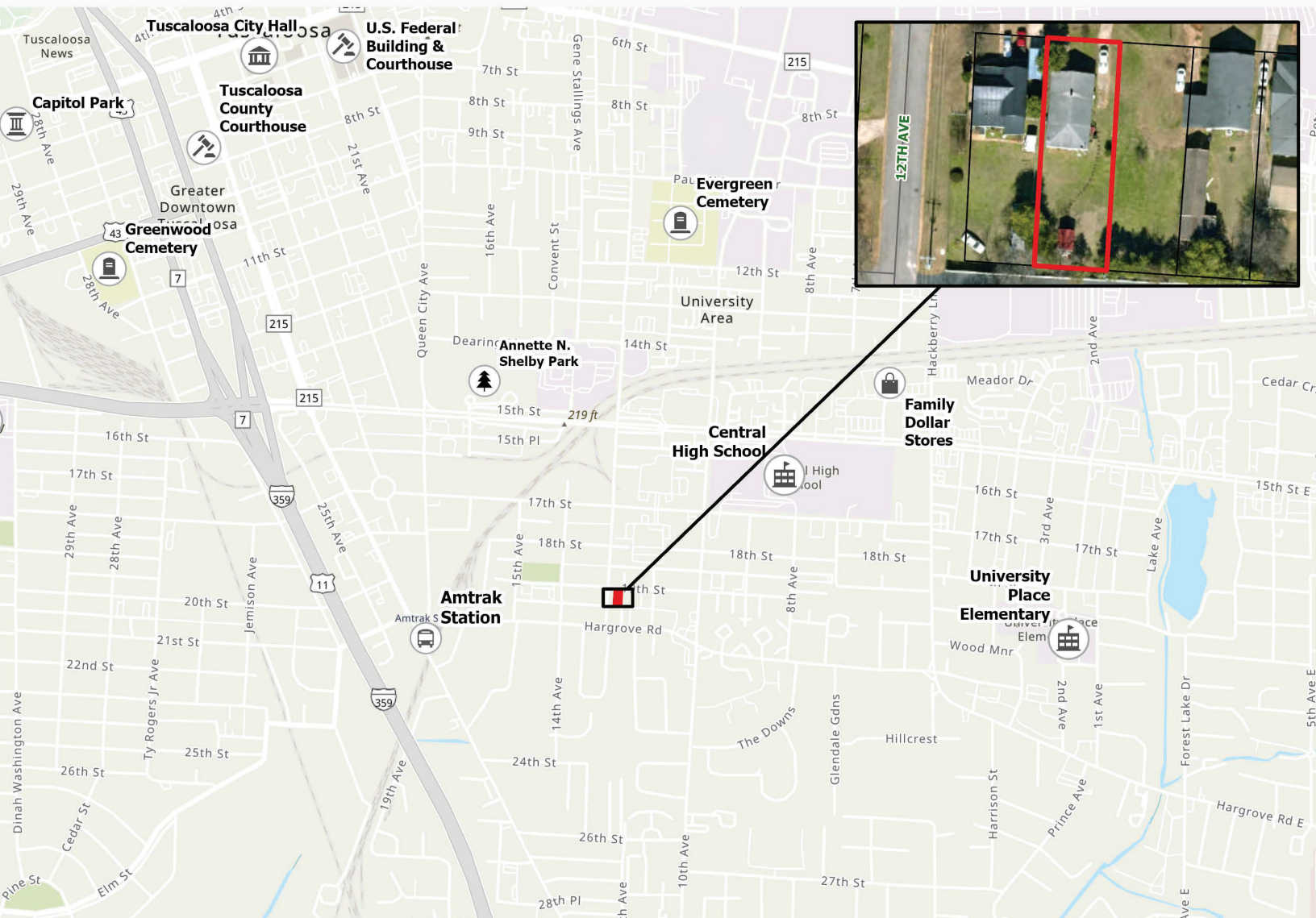
1 inch = 50 feet
0 25 50 75 100 Feet





1125 19th Street

1 inch = 1,250 feet
0 625 1,250 1,875 2,500 Feet



Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

8/13/2025

Property Information:

Site Address:

1125 19th Street, Tuscaloosa, Alabama 35401

Parcel ID:

63 31 07 26 2 033 005.000

Total Acres:

1

Number of Existing Lots:

1

Number of Proposed Lots:

1

Current Zoning:

Mixed Residential 1 (MR-1)

Proposed Zoning:

Mixed Residential 2 (MR-2)

Current Land Use:

Residential

Proposed Land Use:

Residential

Detailed Description of the Proposed Request:

0.18 Acre Parcel. Proposed rezoning from MR-1 to MR-2.

Applicant Information:

Applicant Name:

Longleaf Engineering

Property Owner Information:

Property Owner Name:

Sharon Harrison

Supporting Documents:

Legal Description

Legal Description - Word.docx

Site Plan:

1125 19th Conceptual Site Plan 15Sep2025.pdf

Elevation Drawings:

Additional Documents:

DOA - Signed.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. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.



19TH STREET

12TH AVENUE

Block 429

PROPOSED PARKING SPACES (2 SPACES/DU)

EXISTING HOUSE (TO BE RETAINED)

EXISTING CONCRETE DRIVEWAY (RETAIN)

PROPOSED MR-2 SETBACK LINES

PROPOSED RESIDENTIAL DUPLEX BUILDING

LOT 1
8,043 sq.ft.

Lot 8

PROPOSED PARKING SPACES (2 SPACES/DU)

EXISTING STORAGE SHED (TO BE REMOVED OR RELOCATED)

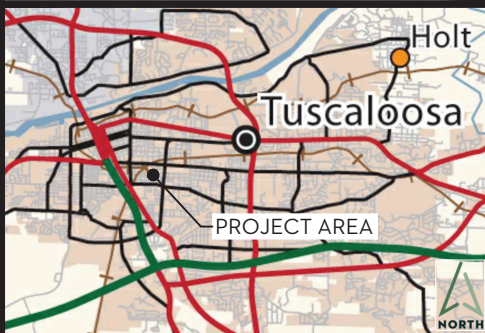
Lot 7

Lot 6

Lot 5

19TH ALLEY

EXISTING FENCELINE (TO BE RETAINED)



Lot 9

Lot 10

1125 19th Street

Total Site Area: +/- 0.18 AC
Proposed Rezoning MR-1 to MR-2
Required Parking: 2 Spaces/du

CONCEPTUAL SITE PLAN

25-05-042 1125 19th Street Rezoning
Tuscaloosa, Alabama

Date: 9/15/2025

Drawn By: RAD

Scale: 1" = 30'

Sheet #: 1 of 1



LONGLEAF
ENGINEERING

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