

PLANNING COMMISSION STAFF REPORT

November 17, 2025

SD-05-25

GENERAL INFORMATION

Property Owner () Petitioner (x)

TBG II LLC; Brock Corder

Location and Existing Zoning

2420-2424 14th Street (Zoned DP)

Size and Existing Land Use

Approximately 0.32 acres total; Commercial

Nature of Project

Construction of six townhome units.

Description of Proposed Work

The applicant proposes to construct six townhome units each approximately 1700 square feet with three bedrooms and three bathrooms. The townhomes will face 14th Street. Each townhome unit will have a one car garage and a parking pad at the rear of the unit. Additional street parking is available on 14th Street.

The proposed primary building materials for the townhomes are brick and cementitious siding.

See project narrative, site plan, and elevations for further details.

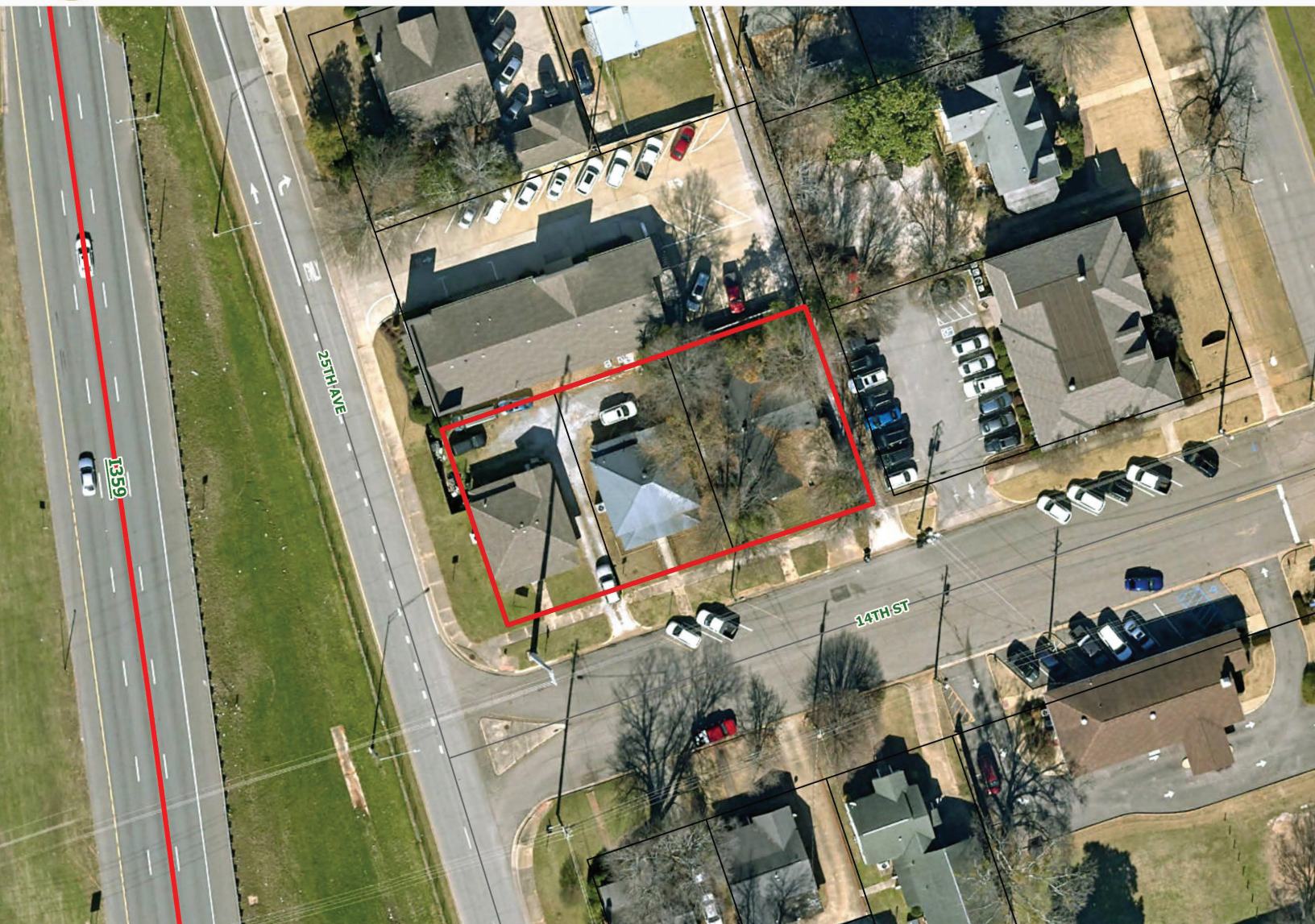
Staff Comments

Overall, the development proposal meets the intent of the Downtown Perimeter (DP) standards and guidelines in accordance with Sec. 25-79. The Architectural Review Committee (ARC) voted to recommend this project for approval by the Planning and Zoning Commission per Sec. 25-40.d.



2420-2424 14th Street

1 inch = 50 feet
0 25 50 75 100 Feet





2420-2424 14th Street

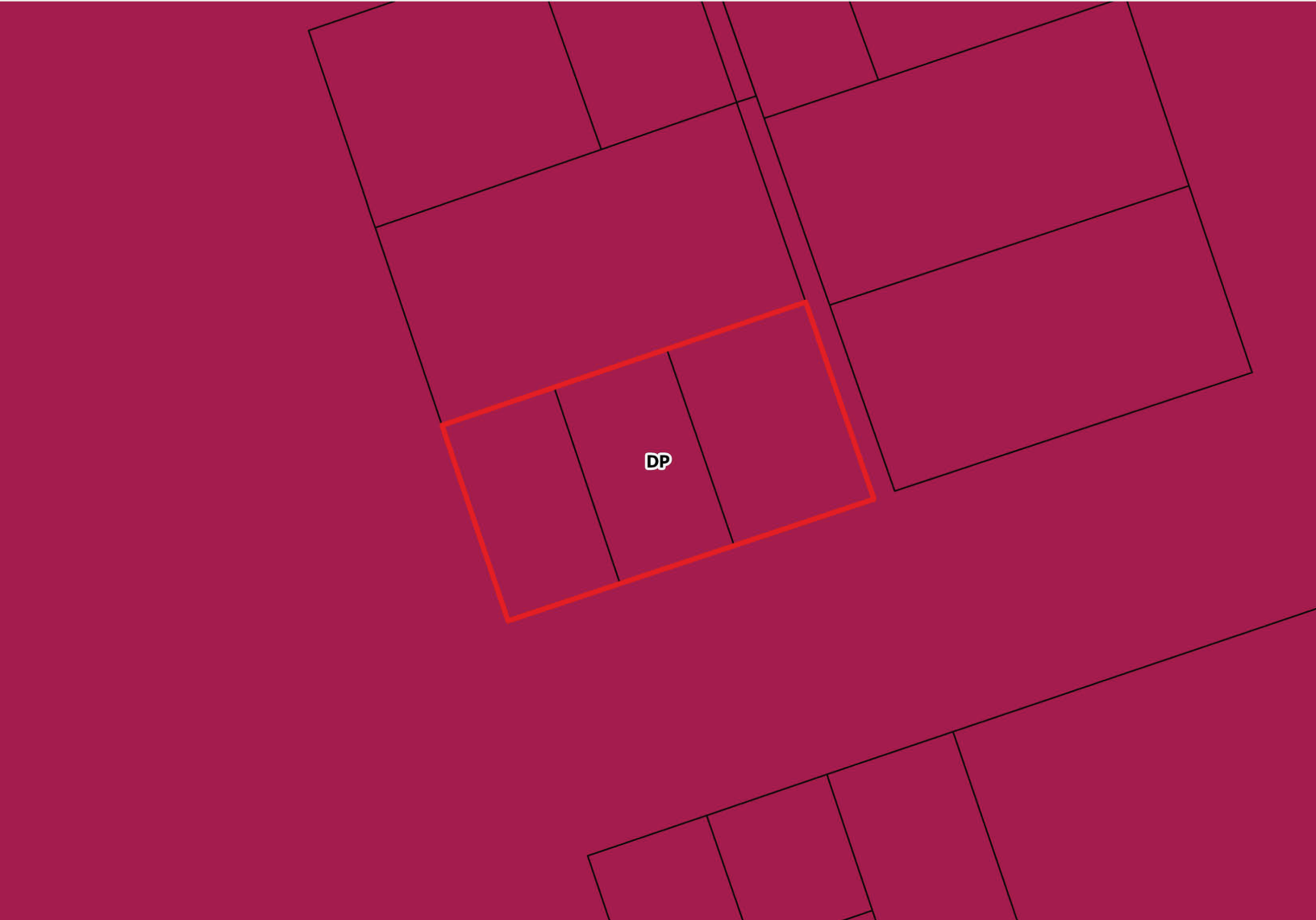
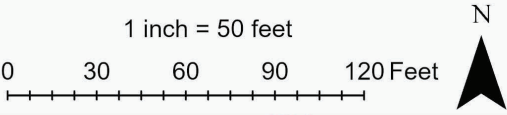
1 inch = 750 feet
0 375 750 1,125 1,500 Feet

N





1322 & 1333 31st Street East



Special District Development Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

10/14/2025

Property Information:

Site Address:

2424, 2422, 2420 14th St S, Tuscaloosa, Alabama 35401

Parcel ID:

63 31 05 22 4 031 006.000, 63 31 05 22 4 031 007.000, 63 31 05 22 4 031 008.000

Total Acres:

1

Number of Existing Lots:

3

Number of Proposed Lots:

6

Number of Existing Structures:

3

Number of Proposed Structures:

6

Current Zoning:

Downtown Perimeter (DP)

Current Land Use:

Residential

Proposed Land Use:

Residential

Detailed Description of the Proposed Request:

To develop the existing 3 lots into 6 lots that will contain 2 sets of 3 townhomes.

Applicant Information:

Applicant Name:

Brock Corder

Property Owner Information:

Property Owner Name:

TBG II LLC

Supporting Documents:

Site Plan:

_250083.Reg Town Homes - Site Plan Render.pdf

Elevation Drawings:

14TH STREET TOWNHOMES - FRONT ELEVATION REVISED - 10-17-25.pdf

Additional Documents:

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.

The Row on 14th
Downtown Perimeter District
Project Narrative

Introduction

The Row on 14th Townhomes is a proposed two-building, six-unit townhome development located at the intersection of 14th Street and 25th Avenue in the Downtown Perimeter zone of Tuscaloosa. The proposed townhome units are sized at approximately 1,700 square feet, each with 3 bedrooms and 3 baths. Architecture will combine expansive bay windows and materials will consist primarily of brick and cementitious siding. As this project has prominent visibility from I-359 for those coming into Tuscaloosa, we are excited to propose spectacular architecture to present a great first impression for our city. The new development will certainly improve upon the aesthetics of the 1920s era buildings that exist now. Each townhome will have its own platted lot and are expected to be listed for sale in the \$700s. Construction is expected to begin in early 2026, with completion in late Summer 2026.

Site Configuration

Currently, the site consists of three parcels that have previously been used as commercial and office. One of the existing buildings has been demolished and the other two are slated for demolition soon. These lots are all part of the Original City Resurvey of 471-474. All six new units will face south toward 14th Street. Vehicular access to a dedicated one-car garage and additional parking pad for each unit will be provided by a private drive and easement to the rear of the units with a right-in/right-out on 25th Avenue and alley access to the east. Combined with the existing on-street parking and proposed new on-street parking, the development easily exceeds the parking requirements. Per the City of Tuscaloosa parking guidelines, thirteen parking spaces are required for the proposed development.

Utilities/Waste Service

Individual sanitary sewer services for the townhomes will be connected to existing City of Tuscaloosa infrastructure within 25th Avenue with a new extension line and easement within the rear access drive. Water service currently exists on 14th Street with three existing meters, and three additional meters will be installed. This project will allow for substantial reduction of overhead power and utilities on the current site, as all new services will be underground. As for waste services, a variance is being requested from Environmental Services to allow for individual carts due to the residential nature of the project and the existence of individual

cart service on most of the surrounding properties on 14th street. Each townhome will have access and available space to store the carts at the rear of the dwellings.

Architecture

Below is a summary of the architectural features demonstrating compliance with Sections 25-166 and 25-78-2 of the zoning ordinance:

Section 25-166

h.1 – Primary building material is Brick veneer and secondary material is cementitious siding; minimum 20% of street facing façade consists of windows or doorways

h.2 – offsets of 2' from frontal plane provided at each interior unit

h.3 – each unit provides one or more dormer, one or more bay windows, eaves projecting at least 6" from the façade plane

Section 25-78-2

i. a – brick > 75%

i.b – cementitious siding < 25%

i.c – no balconies

i.e. – garage parking with hidden parking pad at the rear not visible from public right of way

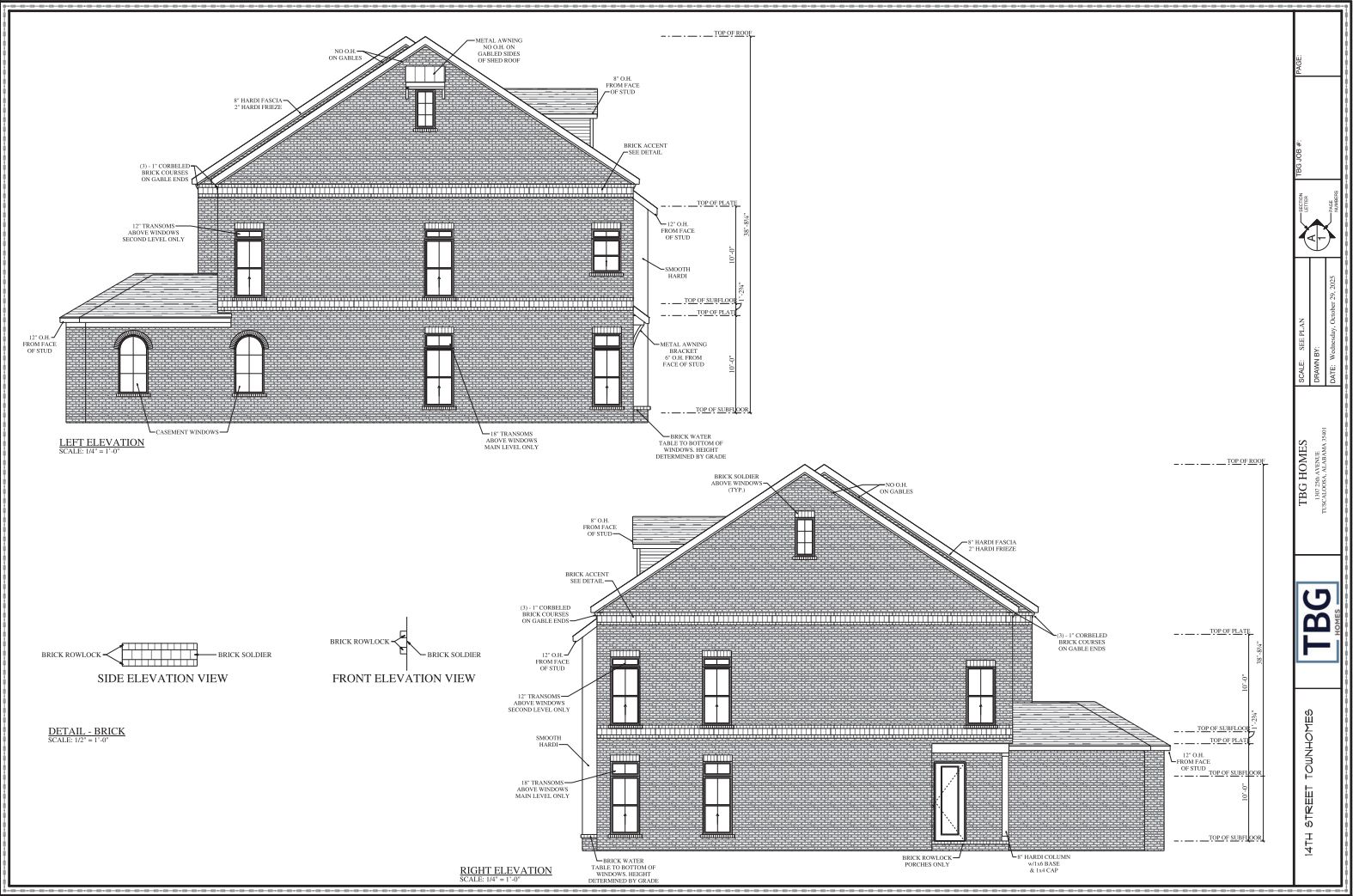


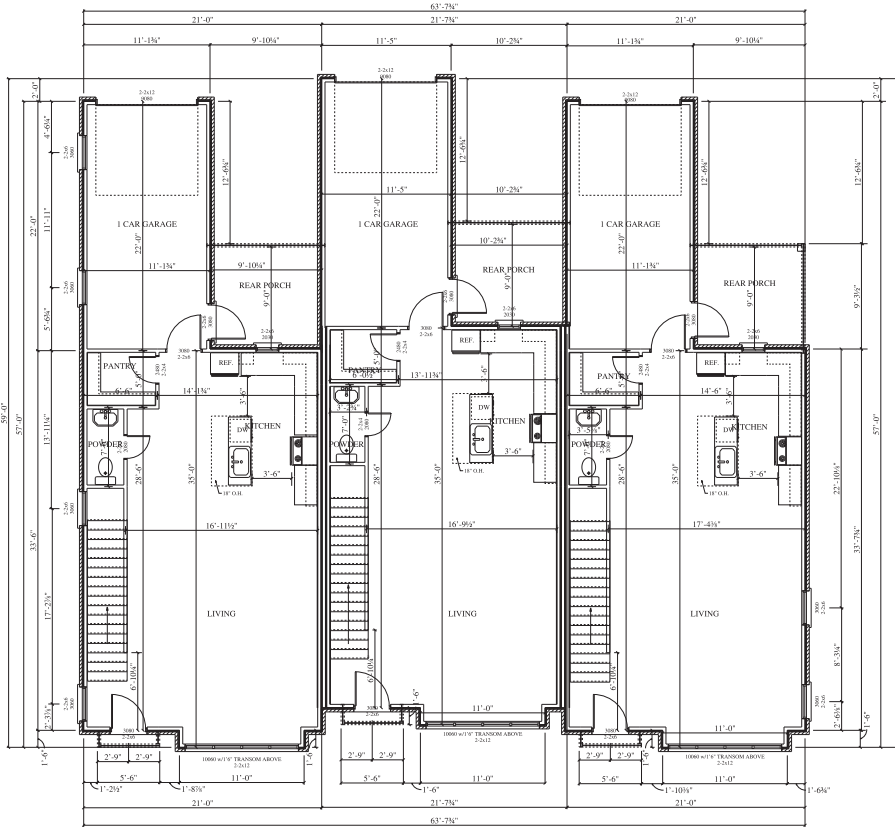
9. INDIVIDUAL TRASH CARTS TO BE USED INSTEAD OF A COMMUNAL DUMPSTER. VARIANCE NUMBER V25-10-30



Sheet No.
EXHIBIT 2

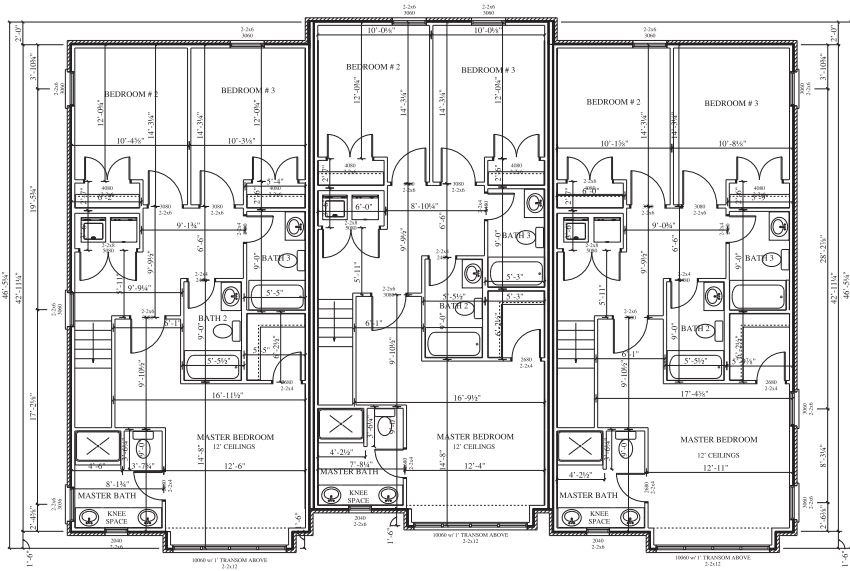






MAIN FLOOR
SCALE: 1/4" = 1'-0"

PLAN NOTES:
BY CEILING
NAME COLOR AREA
Flooring 302 778 sq. ft.
PER UNIT SQFT



SECOND FLOOR
SCALE: 1/4" = 1'-0"

PLAN NOTES:
10' CEILINGS
AREA SCHEDULE
NAME TOTAL AREA
(Drawing Units) (S.F.) (S.F.)
PER UNIT SQFT



