

PLANNING COMMISSION STAFF REPORT

December 15, 2025

Z-30-25

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Zac Lollar; Charles Richardson

Requested Action and Purpose

Rezone from NC to GC. The applicant states they, "Would like to re-zone from NC to GC to conform with surrounding zoning and to become more beneficial to potential tenants whose businesses serve the University and the surrounding community."

Location and Existing Zoning

820 21st Avenue East – NC

Size and Existing Land Use

1 acres total; Commercial

Surrounding Land Use and Zoning

North – Vacant, Zoned MR-2

East – Residential, Zoned MR-2

South – Vacant/ROW, Zoned MR-2

West – Vacant, Zoned MR-2

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

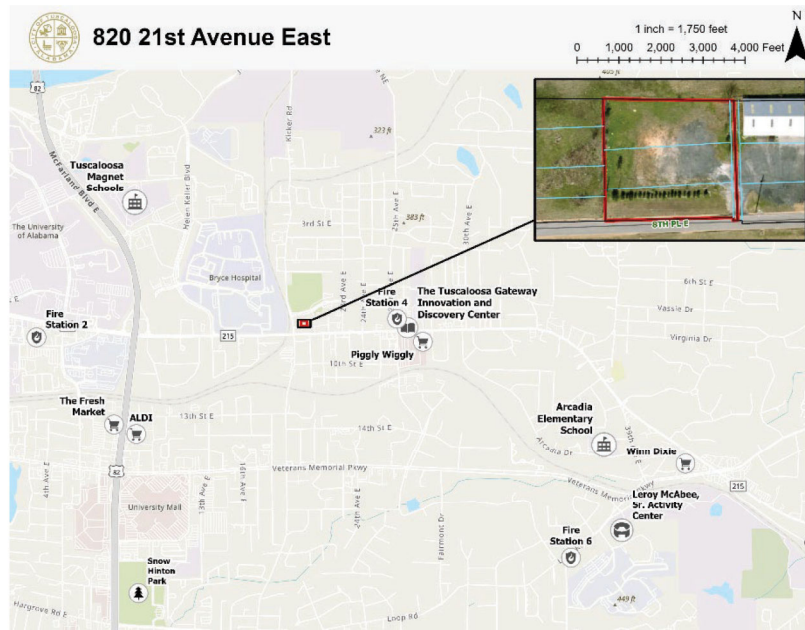
21st Avenue East, a Local street

8th Place East, a Local street

Physical Characteristics

1 acre to be rezoned. The property is currently commercial, with vacant land to the north, west, and south and residential 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 Corridor Commercial (CC) & Multi-Family Residential (RH) (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 CC, 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.

This property is also identified as Multi-Family Residential (RH) in Framework. 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):

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.

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- 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. 25-101. – 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	P		A	A	
Catering																		P	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		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	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	P				A		c.3.ii
Restaurant, Sit-down																		P	P	P	P	P	P	P	P	P	P	P			A	A		
Wine Bar																				P	S	S	P	P	P	P	P	P				A	A	
Lodging																																		
Bed and Breakfast			S	S		S	S	S	S	S											P	P		S										c.4.i
Hotel																				P	P	P	P	P	P	P		P				A	A	c.4.ii

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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	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	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	P				A	A	c.6.vi
Retail Sales, Small																			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			



820 21st Avenue East

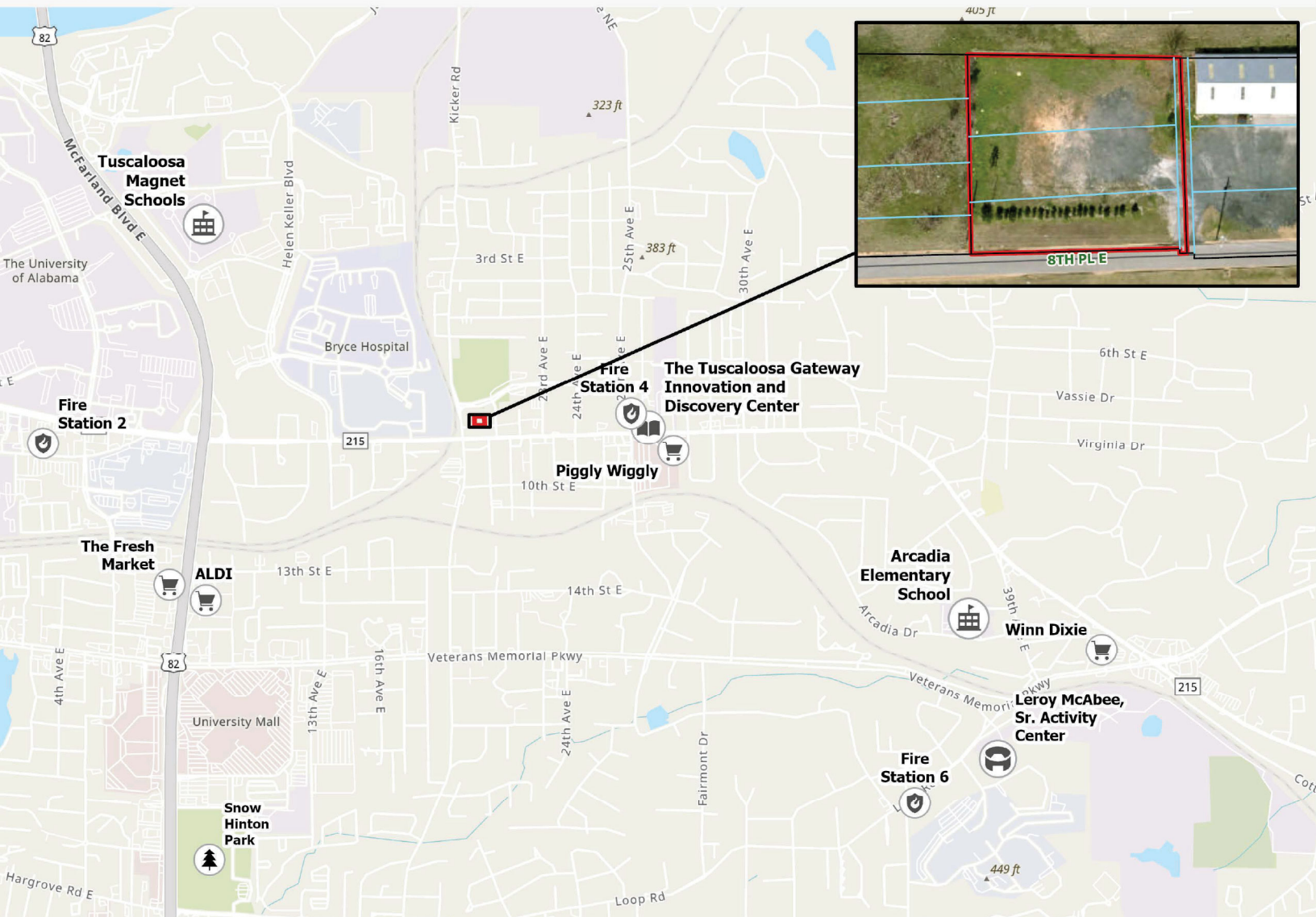
1 inch = 67 feet
0 30 60 90 120 Feet





820 21st Avenue East

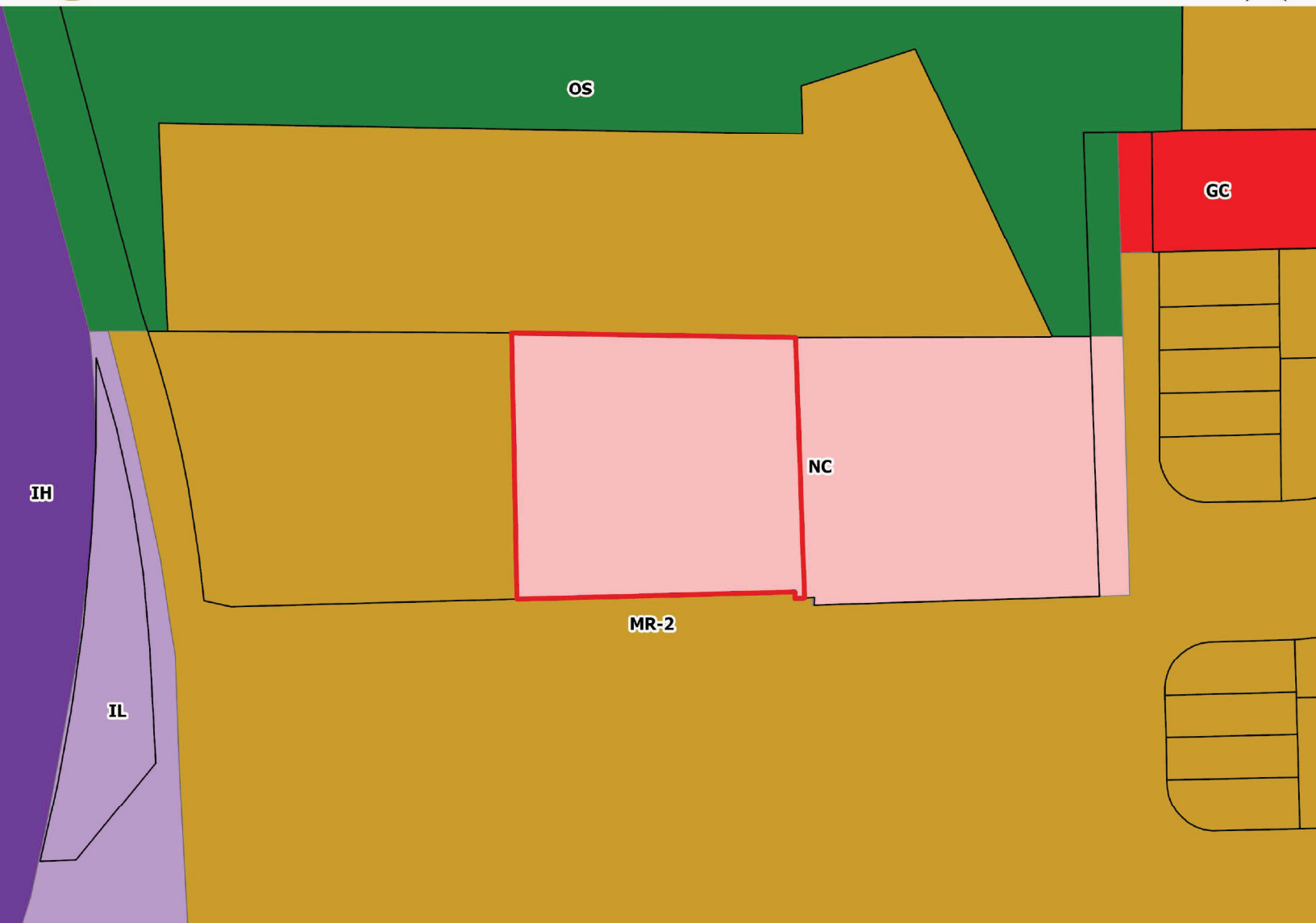
1 inch = 1,750 feet
0 1,000 2,000 3,000 4,000 Feet





1322 & 1333 31st Street East

1 inch = 63 feet
0 30 60 90 120 Feet



Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

11/19/2025

Property Information:

Site Address:

820 21st Ave E, Tuscaloosa, Alabama 35404

Parcel ID:

30-04-19-1-009-045-000 and 30-04-19-1-009-052-000

Total Acres:

1

Number of Existing Lots:

2

Number of Proposed Lots:

2

Current Zoning:

Neighborhood Commercial (NC)

Proposed Zoning:

General Commercial (GC)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

Detailed Description of the Proposed Request, Including Reason for Rezoning:

Would like to re-zone from NC to GC to conform with surrounding zoning and to become more beneficial to potential tenants whose businesses serve the University and the surrounding community.

Applicant Information:

Applicant Name:

Charles Richardson

Property Owner Information:

Property Owner Name:

Zac Lollar

